



## 12 Bedroom Chateau,

03000, Moulins, Allier, Auvergne-Rhône-Alpes

\* 12 Beds \* 1 Bath \* 510m2

# €4,525,000

Ref: LN-6J5LP

## Property Description

Ref.4154 : CHATEAU FROM THE 17th AND 18th CENTURIES in SOLOGNE BOURBONNAISE with 218 hectares of land.

This magnificent property is located in Sologne Bourbonnaise, in the center of France, near Moulins sur Allier. The château boasts unique, remarkable architecture and an exceptional location in the heart of its territory.

The main entrance opens onto a hemicyclic U-shaped courtyard of honor bordered by two octagonal pavilions, each topped by an imperial-style dome.

The property, built in 1663, boasts exceptional architectural purity and homogeneity, with all the buildings constructed in polychrome brickwork featuring black and red lozenges on the facades, combined with the sandy color of the local stone.

The symmetrical chateau features a main body built over beautiful vaulted cellars, an east wing and a perfectly proportioned west wing.

The rooms are very bright, with numerous openings on both sides, and the layout and distribution are very functional.

The authentic interior design conveys the impression of a family home. Beautiful materials are used: woodwork, parquet flooring, cornices, moldings, gypsum, fireplaces...

The central octagonal salon echoes the shape of the 2 entrance pavilions. The three octagons are identical in radius and volume, forming an isosceles triangle that is said to represent the Holy Trinity. The lozenge motif repeated on the facades also represents the Holy Trinity, harmony, security and balance.

The ground floor comprises approximately 510 sqm :

Entrance hall leading to reception rooms,

Main wooden staircase with wrought-iron banister leading to the upper floors,

Three lounges, the jewel of which is the octagonal lounge with its beautiful black-and-white marble floor and panoramic view over the park,

Two dining rooms, a library with fireplace and a billiard room,

In the east wing, service rooms: vaulted kitchen with imposing monumental fireplace, staff dining room, souillarde, entrance hall, service staircase and wc,

West wing: one bedroom with bathroom, shower and toilet, and 2 communicating bedrooms with bathroom and toilet, adjoining the bedrooms.

The first floor (approx. 430 sqm) :

Accessed by two staircases, the main one in the center and the secondary one in the east wing,

Around ten bedrooms, seven shower rooms, wc and ancillary rooms.

The second floor :

Accessible via the main staircase, currently used as an attic, it could be converted.

In the basement, a network of cellars.

The courtyard is surrounded by two large outbuildings that border the main courtyard:

To the west (to the right of the château), the building is attached to the farm. It opens only onto the courtyard side of the farm. This farmhouse comprises a dwelling and farm buildings, most of them stone, with other buildings (sheds) on the property, scattered around the grounds, to keep livestock activities away from the farm. This complex has its own accesses, and does not interfere with the peaceful enjoyment of the premises.

To the east (to the left of the château), a building used as a garage, equipment storage, various sheds and the boiler room.

Further on, a pavilion that used to be a stable.

Further away, the swimming pool and pool house. The 6x15-meter mosaic swimming pool is heated and salt-treated. It is heated and treated with salt. The house has been restored with authentic taste to create an aesthetically pleasing, functional pool house with two rooms, one a kitchen-dining room, the other a living room with a ceiling removed. Shower room and toilet. The sanitation system was redone at the same time.

The two pavilions in the château courtyard are a chapel and a forge.

Two other farm buildings for rental purposes. One is rented, the other is in the process of being vacated.  
Two farm sheds rented by the farmer.

The chateau is ideally situated in the middle of its grounds. The estate comprises :  
The pleasure grounds, 25 hectares available for rent, including one of the ponds (1 ha) and a wood (15 ha),  
The rented farm with 163 hectares of irrigated land and meadows,  
Woods spread over the territory beyond the park, covering 30 hectares.  
An enchanting site, with no noise, no neighbors, no roads.

All on 218 ha 58a 62ca.

# Gallery

