

96 HECTARES



8 Bedroom Chateau,

16000, Angouleme, Charente, Nouvelle-Aquitaine

* 8 Beds * 3 Baths * 800m2

€2,950,000

Ref: LN-2NXDN

Property Description

Ref.4214 : CHATEAUX FOR SALE IN CHARENTE WITH NUMEROUS OUTBUILDINGS.

This exceptional, authentic property, comprising two châteaux, one main and one for entertaining, as well as numerous outbuildings and ancillary accommodation, is located in the Charente department, in beautiful, rolling countryside away from prying eyes and nuisances.

Surrounded by 94 hectares of vineyards, a pond, meadows and woods, the property's configuration makes it ideal for combining a pleasant family life with an attractive business project involving tourism, entertaining, agriculture and viticulture.

The estate is easily accessible thanks to its proximity to Angoulême via the TGV and the N10.

2 kilometers from a village, overlooking a small river nestled in the countryside, stands a rectangular château with three U-shaped wings, flanked by towers, some of which date back to the 16th century. Two circular towers with pepperpot roofs flank the main building, which has one storey and pitched roofs.

The opposite building, known as the château des invités, has two round towers.

Access to the property is via a road to the porch, which opens onto the courtyard and the valley, and there you discover this magnificent chateau that cannot leave you indifferent. The charm of the place is immediately apparent.

Today, the 800sqm château offers an inspiring setting for all kinds of business events or family life.

THE MAIN CHÂTEAU :

Ground floor: through hall with main staircase and wc and storage space. (approx. 29 sq.m.) , main living room with oak parquet flooring, high ceilings, fireplace and wood panelling (approx. 43 sq.m.) ; in its extension, a second living room and an office with parquet flooring, both adorned with fireplace, parquet flooring and wood panelling. (approx. 35sqm); TV lounge now used as weapons room; chapel in the tower; magnificent dining room with parquet flooring, fireplace and wood panelling. (36sqm approx.); boiler room; wc; secondary entrance; kitchen.

First floor: landing; opposite the laundry room; 4 bedrooms with parquet flooring and fireplace; 2 bathrooms with wc; large master suite; large bathroom with wc; dressing room with shower room.

Second floor: 2 large attics converted into living room; study; games room; various utility rooms and bedrooms; shower room and toilet.

GUEST CASTLE:

Ground floor: fitted kitchen with adobe floor, dining room with floor tiles and beams, room with adobe floor, wc.

1st floor: living room, bedroom with shower room and wc.

2nd floor: suite with 2 bedrooms and shower room with wc, living room, 2 further bedrooms each with shower room and wc.

Extraordinary set of outbuildings, offering enormous possibilities, including :

- Gardener's accommodation comprising living room, kitchen, 4 bedrooms, two bathrooms.
- A janitor's dwelling comprising a living room, kitchen, bedroom and shower room.
- A guest house comprising a large living room, kitchen, 6 bedrooms, 3 bathrooms.
- A 120 m² barn with a vast converted attic.
- A staff office with checkroom and sanitary facilities.
- Two farmhouses with various buildings and storage sheds.
- Small roofs.

- 14x15m swimming pool with pool house and sanitary facilities.

The property covers some 232 acres (96 hectares).

It comprises :

a large park ;

a pond ;

meadows ;

woods ;

4.62 acres (1.87ha) of vines classified as wine-grape varieties.

Cabinet LE NAIL ? Poitou-Charentes ? M Godefroid COLLEE: +33 (0)2.43.98.20.20

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Gallery

