



5 Bedroom Chateau,

79200, Parthenay, Deux-Sèvres, Nouvelle-Aquitaine

* 5 Beds * 2 Baths * 400m2

€820,000

Ref: LN-YV891

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French Entrée 

Property Description

Ref.3180 : Listed property in the heart of Poitou region.

In a small medieval city in the heart of Deux-Sèvres, in the shelter of its high walls, this former fortress from the 11th and 14th centuries overlooks the narrow streets of the city.

The property offers a bed and breakfast activity and a restaurant; these activities are not altering the property.

This property is constituted of a high and thick rampart which protects the inner courtyard in which are built the main dwelling and the outbuildings. At the fortification angles, one can see watchtowers remains. These ramparts are so thick that one can walk on the top. It benefits from a dominant position on the height of the village.

The large dwelling comprises two parts: the higher part is used as an accommodation and the wing, on the lower part, comprises the Bed and Breakfast activity.

The residential section, of about 220sqm, comprises:

On the garden level: an entrance, linen room, boiler room, a bedroom with a bathroom and a storage room.

On the ground floor which is on the same level of the East terrace: a large dining room with in it a monumental fireplace, terra cotta floor tiles and exposed oak beams; a kitchen and toilets. The door leading to the Bed and Breakfast section is temporarily sealed off. A beautiful carved oak stairway leads up to the first floor.

On the first floor: the master bedroom with its bathroom, separated toilets, dressing room, a second bedroom with its bathroom and toilets. The two bedrooms have parquet flooring and monumental gothic fireplaces.

Attic with a beautiful framework and offering several possibilities for extension.

The Bed and Breakfast section, of about 180sqm, comprises:

On the ground floor: a living room with a fireplace, according to a legend, Charles de Gaulle had lunch in this room..., 3 bedrooms with bathrooms and toilets.

On the first floor: three bedrooms and two bathrooms

The restaurant:

In a building built up against the rampart, a small restaurant nicely refitted.

The main room is about 60 sqm and should be on standards for people with reduced mobility. Kitchen, utility room, boiler room and toilets.

Office on the first floor.

The outbuildings comprise:

Two small buildings, made of wood and covered with tiles, are used as storage for the daily use.

A small old building, used nowadays as a wine cellar, was probably once used as an isolation cell.

All in about 4694sqm.

The parking lot is outside the fortified walls.

This is an excellent offer which allows one to combine life in the countryside, in a heritage site, and a professional activity that one can maintain or not.

This property is registred on the additionnal inventory of historic monuments (allowing fiscal tax cuts if you pay taxes in France).

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