Kim & Nigel Cowles

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Reference:	N715
Location:	Vienne (86) - Iteuil
Type:	Château
Setting:	Village
Bedrooms:	5
Bathrooms:	3
Habitable:	373 m2
Land size:	13 099 m2
Condition:	Ready to move in
Year built:	15th Century
Heating:	Heat Pump/Oil
Shops:	1 Km
Pool:	Yes
Outbuildings:	Yes



This 15th century château, restored with taste, is comprised of a Donjon and a long house full of original features - spiral stone staircases, terracotta tiles, immense oak beams, monumental stone fireplaces and high ceilings - an exceptional property just 10 minutes from Poitiers and walkable into the local town. The gardens of 2 943m2 surround the house with a Moroccan type plunge pool, enclosed courtyard with an old chapel and water sources that feed an old lavoir traverse the walled gardens.

The hallway has double doors to the front and rear, stone floor, stone ceiling, and spiral stone staircase and beams. There is an immense living room which comprises of a kitchen and lounge with a central fireplace between them, the lounge has a terracotta floor with insert wood, high ceiling with beams, arrow slits, potager and large window, the kitchen has a terracotta floor, fitted rustic kitchen, butler sink and triple wood fired range cooker. There is a room to finish as a maybe a en-suite bedroom. Cave and boiler room.

On the first floor there is a large hall which leads to a living room with terracotta floor, monumental fireplace and large window. Inner hall with store cupboard leads to a Dining room with beams, fireplace, large window, terracotta floor and original oak panelling to one wall. Fully fitted kitchen with terracotta floor, large window and beams. Bedroom with en-suite bathroom and dressing cupboard. Further en-suite bedroom with monumental fireplace, shower room and dressing cupboard.

On the second floor there are 3 large bedrooms and a family bathroom. There are two further rooms (40m2) which could be converted to further accommodation.

Next to the courtyard is a 3 storey barn with a stone spiral staircase, The second floor has 4 opening to the front and is 154m2, the first floor has a door and window to the front and is 138m2 and the ground floor is made up of 3 rooms of 47m2, 53m2 and 36m2. There is an open barn for parking cars of 119m2, a garage of 66m2 with double doors, 2 windows and concrete floor, a further store of 43m2 with concrete floor and double doors, these 3 spaces interconnect. There are small store animal pens for storage. Next to the lavoir is the bread oven (20m2) with a window and door opening to the front, old laundry (32m2) with old stone cooking pots and window opening to the front. There is an external stone staircase which leads to the attic room (75m2) with 4 window openings and a door. This would make a beautiful house with the correct permissions.

Behind the property and garden there is the woodland (10 156m2) which can be cut for the fires, it is a steep plot and there is an old pigeonniére.

The town which is 1km away has a weekly market, bakers, butchers, hairdressers, restaurant, coop, epicerie, bank and train station. Poitiers has an international airport and TGV rail station, large hospitals and university.

Bien non soumis au DPE

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 525 000€ *
(* Les honoraires de l'agence sont à la charge du vendeur)
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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : http://www.georiques.gouv.fr
La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

€525,000

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec
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RÉSEAU NATIONAL IMMOBILIER
N° RSAC 501 955 470

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