



### Near Mouterre (86)

A 5 bedroom chateau with a guest house, apartment and outbuildings and over 41 acres of land situated near to Loudun. The property is accessed via a tree lined avenue, it is immediately habitable and has a spiral staircase in the tower.

*Ground floor:* Double doors leading into the entrance hall that has a tiled floor, double aspect lounge with a marble fireplace, an oak floor, ornate mouldings and views over the garden, dining room with a fireplace/wood burner and an octagonal tiled floor, fully fitted kitchen with a tiled floor and views over the garden.

*First floor:* Accessed via an oak staircase, 8 bedrooms, 5 with en-suite bath/shower rooms and wcs, family bathroom with wc. The large attic is suitable for conversion.

The guest house is accessed via the tower and a stone spiral staircase and comprises a lounge with a fireplace, exposed oak beams and a tiled floor, fitted kitchen with a fireplace, dining room and a bathroom with wc on the ground floor, plus 2 double bedrooms and a bathroom/wc on the first floor. The apartment comprises a lounge, bedroom and wc. There are also various outbuildings, including a barn, a pigeonnier that dates back to 1460 and a cellar with a vaulted ceiling.

21 acres – garden with a round pool (9 metres in diameter) and 20 acres of woodland.

**530,000 euros**  
(agent's fees incl)

**moneycorp** ✦  
exchange experts

#### GP 599

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