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## Chateau with commercial activity and land in Charente

Cognac , Charente , Nouvelle Aquitaine



**€2,820,000**

inc. of agency fees

17 Beds    10 Baths    900 sqm    7 ha

If you're interested in operating a small hotel or wedding venue in France, this chateau with commercial activity and land in Charente may be perfect.

### At a Glance

<b>Reference</b>	MFH-TCM2959	<b>Near to</b>	Angouleme	<b>Price</b>	€2,820,000
<b>Bed</b>	17	<b>Bath</b>	10	<b>Hab.Space</b>	900 sqm
<b>Land</b>	7 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

The Château is located in a peaceful area within the regions of Angouleme, Cognac, and Royan. It was constructed in the 19th century by a family of cognac producers on a vast estate covering several hectares of woodlands and parklands. Ideally located in the heart of the Champagne area of Charente, renowned for its rolling hills, river, and famous vineyards.

This chateau with commercial activity consists of seven bedrooms with their own toilet and shower on the

first floor, four bedrooms on the second floor, elegant living rooms, a heated swimming pool and games room and Spa. The interior was completely renovated in 2012, combining period furniture with contemporary design. All modern comforts are catered for.

The elegance of the rooms, the inviting atmosphere, and the inclusion of a swimming pool are guaranteed to make your stay a memorable one.

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓
- Is near the Coast? ✓

## And Before You Ask

Condition: Good general condition

## Summary

Property type:	Chateau
Bedrooms:	17
New Home?	No
Bathrooms	10
Price	€2,820,000

## Key Information

Internal Area:	900 sqm
Land Area:	7 ha
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

## Location: Nouvelle Aquitaine



# Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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