

## Le Janvray Chateau and Estate

Offers in the region of  
**€ 1,291,500**



### DETAIL

 Region  
South Charente

 5  
Bedrooms

 2  
Bathrooms

 Habitable  
Area 604 m<sup>2</sup>

 Land  
53610 m<sup>2</sup>

### Key Features:

- Grand Entrance Hall
- Solid (local) Oak and Metal Crafted Staircase
- Fully Equipped Kitchen
- Laundry Room
- Living Room
- Two Reception Rooms (Drawing Room & Dining Room)
- Study with access into the garden
- Two North Facing Bedrooms
- Two South Facing Bedrooms (only one is equipped with en-suite)
- Family Bathroom
- Gymnasium
- 2nd Floor still remain to be renovated (at least 4/5 spacious rooms)
- 15 Listed Marble Fireplaces
- A 200 m<sup>2</sup> cellar with several vaulted rooms
- Viessmann Top Quality Economical Heating/Cooling System
- Outbuildings: 2 Accommodation Houses, 1 large Barn, 3 Garages and 3 Stables



### Property Description:

This elegant and charming 19th Century Chateau and its estate are located just off the Dordogne border (renowned for a consistent warm and sunny climate) and only three kilometres away from the picturesque and well preserved medieval village of Aubeterre-sur-Dronne which is classified as one of the most beautiful villages in France. Surrounded by stunning countryside and panoramic views the chateau is also privately enclosed by attractive metal gates and set within well maintained gardens and grounds of over five hectares. To impress you further the chateau boasts beautiful, architectural and intricate design with sought after carved stone work that represents traditional French craftsmanship at its very best.

**Ground Floor (200m2):** Enter the chateau up stone steps to the front door and immediately ahead stands an impressive solid oak stair case and metal crafted balustrade. To the left of the staircase a corridor will lead you to a fully equipped kitchen (with access into the garden) and a laundry room. Follow on through to a light and spacious dining room, drawing room and living room (which all have painted wood panelling). Finally, the study with access into the

garden.

**Ground Floor:** As you enter the house via the entrance hall, the fully equipped kitchen is to your right and flows through to the conservatory, which has lovely views of the garden. The lounge and dining areas are to your left, followed by the master bedroom and en-suite with bath. The beautiful traditional solid oak staircase will lead you from the lounge to the first floor.

**First Floor:** On the first floor a large landing leads onto four bedrooms, a bathroom and gymnasium. Two of the bedrooms are north facing and the other two (larger) master bedrooms are south facing with only one master bedroom equipped with en-suite.

**Second Floor (200m2):** The whole second floor still remain to be renovated and the opportunities with this are endless. This floor space will easily accommodate at least four or five additional spacious rooms.

**Basement/Cellar (200m2):** You can access the cellar from either outside the chateau or from the kitchen. The cellar has several vaulted rooms; one

contains enough space for any enthusiastic wine collector to showcase hundreds of bottles! Another is fitted with a Viessmann top quality economical heating system (with a 6000-litre fuel tank and heat pump which is very economical to run). This heating system eliminates radiators throughout the property, producing a flow of either warm/cold air into each room via copper grills and ensures the chateau remains comfortable all year round.

**Garden and Grounds:** The chateau is surrounded by 5.3 hectares of well maintained garden and grounds which are adorned with many beautiful heritage trees and stunning panoramic countryside views. All privately enclosed by attractive metal gates, stone walls and wrought iron railings.

**The Outbuildings (1500m2):** The outbuildings, approximately 100 metres away from the chateau, were built in 1890 (amazingly the roof was designed by the architect "Eiffel"- who designed the Eiffel Tower in Paris). These outbuildings include three large garages, two accommodation houses and three stables. On top of all of this there is a very large barn (200m2) that still remain to be renovated.



# The French Domain

**The Area - What To Do:** Activities located within an area of 3 km surrounding Le Janvray Chateau are:

- An excellent leisure park that has many activities to enjoy such as: Swimming (in a River Beach), Kayaking, Canoeing, Fishing, Tennis and Walking.
- Manoir de Longeveau, Golf Course.
- Two Equestrian Centres.
- Hunting and shooting in the local forest with herds of deer and other wild game animals.
- Aubeterre-sur-Dronne, a picturesque and vibrant medieval village, is classified as one of the most beautiful villages of France, only 3km away from the Chateau du Janvray. It has all amenities available such as cafes, restaurants, shops, a butcher, a baker, a grocery, an excellent medical practice and a pharmacy.
- Numerous cultural events take place all year round, with the Romanesque chateau and cathedral of Aubeterre, as well as many historic castles in the area.

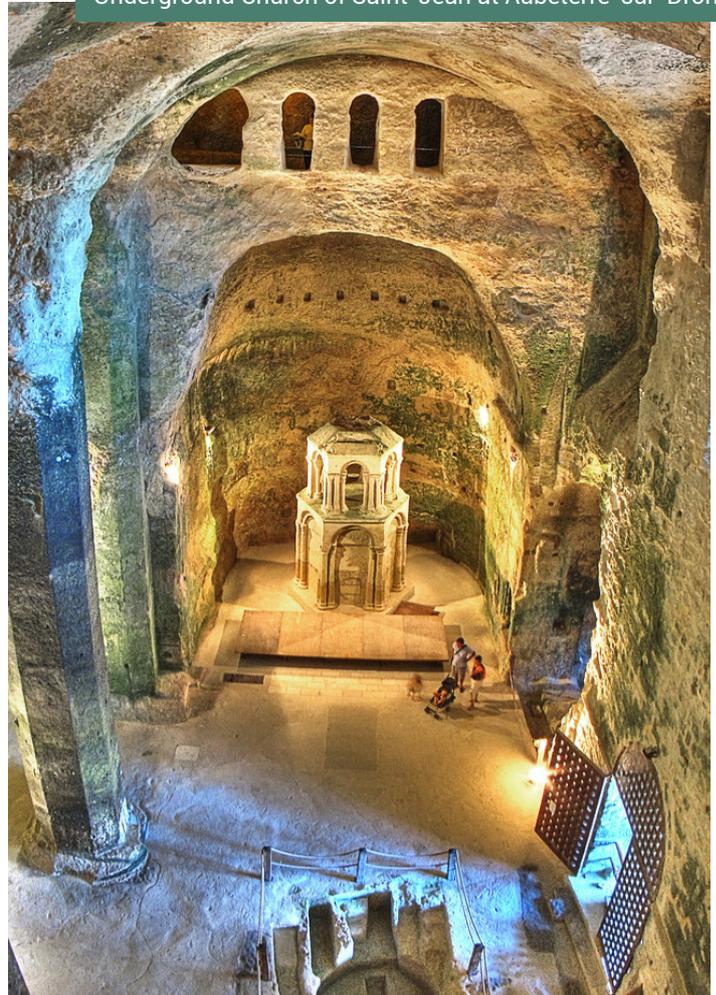
## Travel and Access Routes:

- 47 km South of Angoulême TGV train station – 2h10 to Paris (connections to Paris Eurostar from London) and now LGV London-Bordeaux line – 1h45 to Paris.
- 90km North of Bordeaux and all its wine areas – 107 km to Bordeaux Airport (Mérignac).
- 44km West of Périgueux (Périgord).
- 70 km to the Atlantic Ocean beaches (Royan, La Rochelle).

Medieval Village of Aubeterre-sur-Dronne



Underground Church of Saint-Jean at Aubeterre-sur-Dronne



*To arrange a viewing or to request any additional information on this, or any other property, please contact Anne Bastid.*

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