COLDWELL BANKER
EUROPA REALTY

Castle Aumagne 405 m²



SALE PRICE : 1 250 000 €

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DESCRIPTION

Ideally located just 20 minutes from Saintes, discover this fully renovated 17th-century Château. Seamlessly blending period charm with modern luxury, this prestigious estate offers approximately 400 sqm of living space set within a fully enclosed, landscaped park of over 1.2 hectares. This intimate retreat is sold fully furnished, ready for you to move in.

The Main Residence
The main house is defined by its grand volumes and exceptional natural light:

Ground Floor: A grand entrance hall leads to a formal reception room, an elegant dining room, and a high-end, fully equipped kitchen. A laundry room and cloakrooms complete this level.

First Floor: The sleeping quarters feature two primary suites with private bathrooms, plus 3 additional comfortable bedrooms (two of which have en-suite bathrooms). A dedicated wing ensures total privacy for your guests.

Second Floor: A magnificent master suite featuring a bedroom, walk-in dressing room, private lounge, and an open-concept bathroom (freestanding bathtub, double vanity, and walk-in Italian shower).

Guest Potential & Independent Cottage
The property includes a separate, interconnecting guest house, perfect for a luxury gîte or Bed & Breakfast activity. It features a living area with a kitchen and two upstairs bedrooms with a shower room.

Outbuildings and 3-Acre Grounds
The estate spans approx. 3 acres of land with absolute privacy.

Outdoors: A secure swimming pool nestled within a walled garden, perfect for relaxation.

Outbuildings: Over 600 sqm of annex buildings offer unique development potential (stables, reception hall, workshops, or further residential expansion).

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FEATURES

Property type:	Castle	Area:	405.0 m²	Number of rooms:	12 rooms
Number of bedrooms:	7 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 217

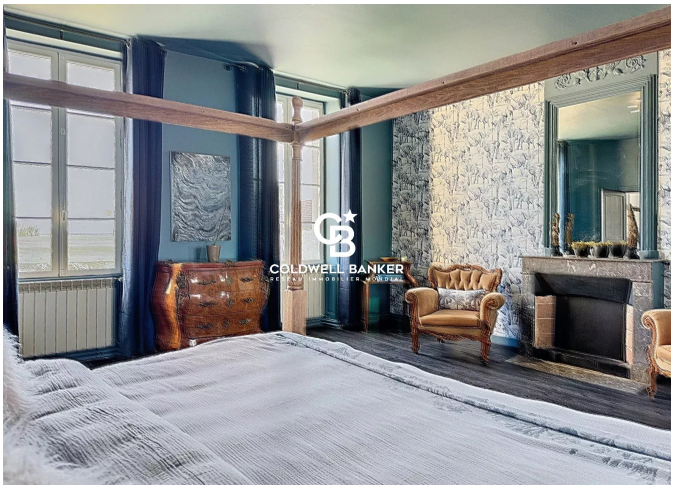
Greenhouse gas emissions (GHG) index: E 50

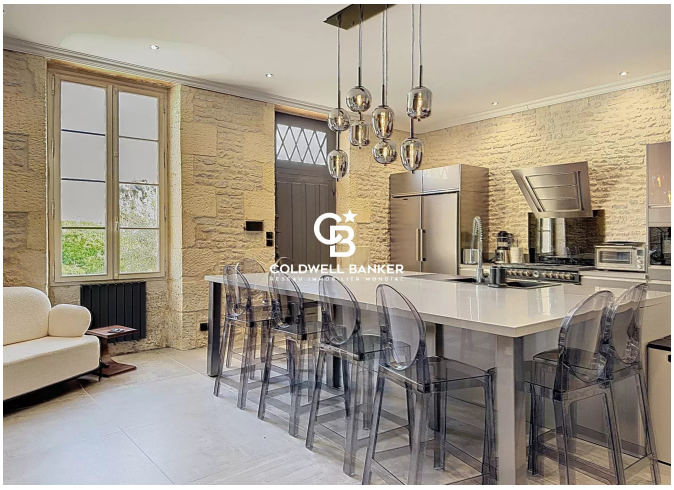
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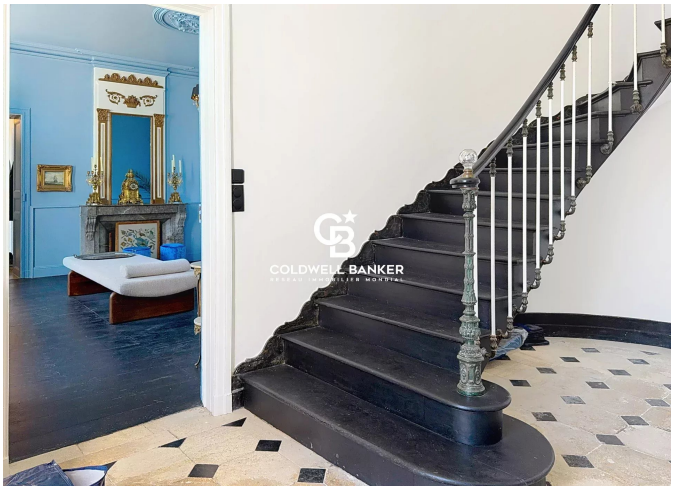
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