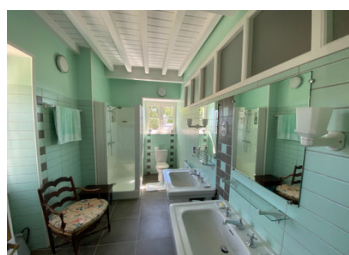


Gillonay (38) Between Lyon and Geneva Castle restored by the Compagnons du Devoir with a panoramic view



## INFORMATION

Town:	Gillonay
Department:	Isère
Bed:	10
Bath:	5
Floor:	500 m2
Plot Size:	340000 m2

## IN BRIEF

The Chateau de Pointières dating from the sixteenth century welcomed the knight and military leader Pierre Terrail de Bayard and the famous composer Hector Berlioz. This property of 500 m<sup>2</sup> plus 140 m<sup>2</sup> of convertible attic is in the heart of a wooded area of 34Ha, part of which is on agricultural lease. On the ground floor, the living room, dining room, gallery, smoking room and kitchen directly overlook the terrace and its stunning views. A small chapel with its sacristy brings a unique character to this property. Access to the first floor is by a spiral staircase or by the elevator to the 3 bedrooms, 3 bathrooms and the office. The second floor has 6 bedrooms, a boudoir and 2 bathrooms. 640 m<sup>2</sup> of outbuildings, including: a caretaker's house, a wood oven, a stable, a greenhouse, a barn, a vaulted cellar, a wine press and a chicken coop. Less than an hour from Lyon, 10 minutes...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: **4443 EUR**

## NOTES

## DESCRIPTION

Before crossing the large entrance gate, you will discover a beautiful stone fountain intended for the Pilgrims of the Compostela paths.

As soon as you enter the Château de Pointhières, you are immediately seduced by its large garden overlooking the Bièvres valley and this exceptional panoramic view of the Alps, the Chartreuse and the Vercors. At the back of the building, a pond with water jets adorns the inner courtyard.

Pointhières is a unique place with many assets (castle plus outbuildings), ideal for a large family with its 10 bedrooms but it could also accommodate a commercial activity (hotel, seminar venue, gourmet restaurant or guest rooms).

The property of 34 Hectares is divided into 2 parts: the agricultural domain of 25 Ha under rent and the domain of the castle of 9 Ha including the castle, the park, the courtyard, the outbuildings, the vegetable garden, the orchard, the arbor, the aisle of poplars and woods.

The castle has benefited from a meticulous restoration orchestrated by an architect who has created a unity between the different parts of the castle.

Areas (approximate)

Ground floor 213 m<sup>2</sup>:

Dining room + dresser: 53 m<sup>2</sup>

Living room: 36 m<sup>2</sup>

Kitchen + service entrance: 30 m<sup>2</sup>

Smoking room: 9 m<sup>2</sup>

Sacristy: 12 m<sup>2</sup>

Chapel: 31 m<sup>2</sup>

Gallery: 18 m<sup>2</sup>

Laundry room: 11 m<sup>2</sup>

First level 159 m<sup>2</sup>:

Bedroom 1: 13 m<sup>2</sup>

Bedroom 2: 17 m<sup>2</sup>

Bedroom 3: 16 m<sup>2</sup>

Bedroom 4: 22 m<sup>2</sup>

Small living room + library: 32 m<sup>2</sup>

Bathroom 1: 4 m<sup>2</sup>

Bathroom 2: 9 m<sup>2</sup>

Bathroom 3: 9 m<sup>2</sup>