

# CHATEAUX For Sale in France

Manoir la Cure



J.C. Consulting

- **LOCATION**

- By the river Gartempe, in the village of Antigny, at the end of a short street from the village square. 3km from St. Savin. Half an hour by car from Poitiers where airport (with international flights and connections to all France), TGV train station (1h5min from Paris) and motorway transport (main North-South axis) are available. Even though it is in the side of the village, the site is exceptional, surrounded by small fields and its own 2oha wood and 2ha park. The area has schools at primary, middle and secondary level. Poitiers itself is a renowned university city. Within 10 miles might be found quality hospitals, facilities, all necessary services, and large retail spaces as well as the historic towns of Montmorillon, the beautiful medieval Chauvigny and picturesque Châtellerault.

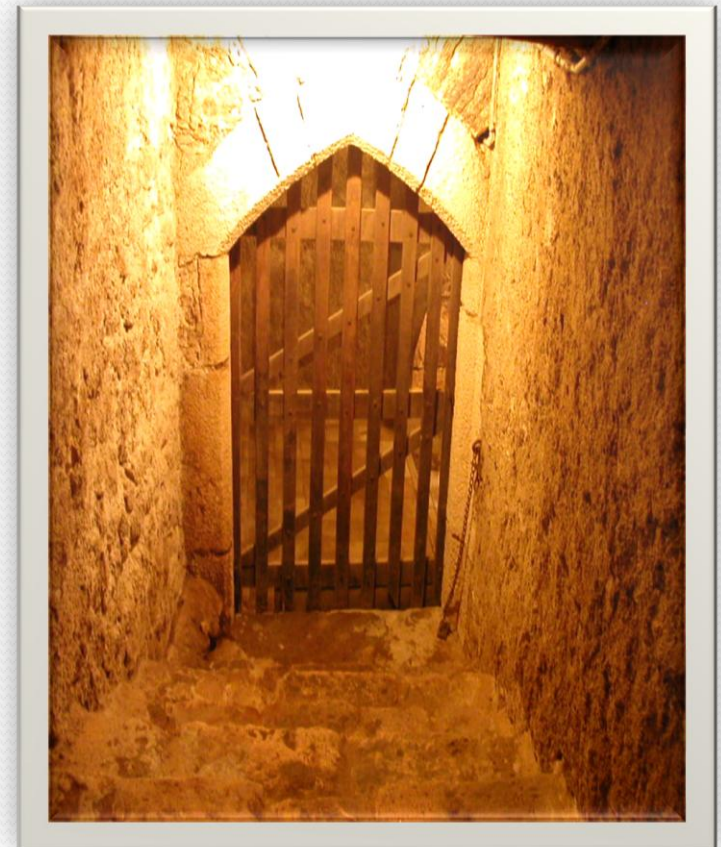


- **DESCRIPTION**
- XIV C Manoir, in perfect state of conservation and fully renovated with exceptional taste. Ready to move in. Completely inhabitable throughout except for the undeveloped small tower in the courtyard. Central heating, telephone and electricity as well as ADSL. The layout of the small fortified castle is typical of late medieval constructions: organised around a square courtyard are arranged the main house and vast outbuildings.



## Main Body

1. Cellar: Roman (1st C AD circa) vault, wine-storage racks
2. **Ground floor:** 90m sq Hall, grand fireplace of stone, veranda with double glazing.
3. toilet
4. 66m sq Hall, Louis XIII fireplace, original XVIth C spitroast
5. mechanism with pulleys and weights system, Original stone
6. kitchen (in the corner) with grilles
7. Cellar 6.5m x 4m with stairs leading to Roman cellar
8. Hall 7m x 7m, previously used as projection room.
9. Archive room 3m x 4m by projection room
10. Garage with gasoil and wood boilers 7m x 7m
11. Staircase inside round tower, diameter 4.5m
- 12.
13. **First Floor:** Bedroom 4.50m x 5m with bathroom and original fireplace
14. Bedroom 5m x 4m with bathroom and original fireplace
15. Bedroom 7m x 5m with bathroom and original fireplace
16. Bedroom 4.50m x 3.50m with another loft bedroom above it of the same size.
17. Dining Room 9m x 7m with kitchen inside adjoining space.
18. Hall 7m x 7m with 7 large windows with double glazing, view over park and Gartempe valley and pool, stone Gothic fireplace. Wall-mounted bookcases
19. Mezzanine above Hall with Louis XIII balustrade, 7m x 4m
20. Passage to outbuilding 1 (warden's house) with little tower over the middle raised on wooden columns.
- 21.
22. **Second floor:** loft 7m x 11m converted into soundproofed living room.



- **Outbuilding 1 (Warden's house)**
- Ground Floor: Living room/ Kitchen, with gothic fireplace accessed via inner courtyard
- Wood staircase leading to 1st floor.
- Garage 6m x 8m and pool maintenance room 4m x 3m with pump, filter, pool heating.
- First Floor: Bedroom 5.5m x 5m
- Bathroom 2.50m x 4m
- Second Floor: loft 8.5 x 4m
- **Outbuilding 2 (Summer house)**
- Ground floor: access via garden (by pool). Covered patio with BBQ reused Louis XIII fireplace and pool changing room
- Living room 7m x 7m
- Stone staircase leading to 1st floor.
- First floor: Bathroom 1.50m x 4m
- Couchette 3.50m x 2.50
- Bedroom 6m x 4m
- **Outbuilding 3 (workshop)**
- Ground Floor: access by courtyard 10m x 2.50m
- **Outbuilding 4 (tower)**
- Ground floor: access by courtyard 3m x 3m
- First Floor: 3m x 3m
- **Garage**
- Access hidden behind trees beyond pool
- 22m x 6m, space for 7 cars, electricity and water



- **Other features**

- All floors are in terracotta, some with original tiles, in perfect conditions
- 8 fireplaces have heat-reflecting plaques, XVIIIth C, in cast iron with medieval and hunting motifs
- No outside wiring, all telephone, electricity, TV arial lines are wall-enclosed
- Night lighting in court and park outside main buildings and garages as well as inside and around the pool.
- Ancient well 25m deep
- 2ha park,
- Fruit garden (apples, cherries, pears, walnuts, Mediterranean pines, fig)
- zoha wood with three access paths that cross it. Much fauna and good hunting.
- Heated swimming pool 8m x 15m x 3m (deep end) and 90cm (shallow end) and shower next to it.



## • History MANOIR LA CURE

- The area currently occupied by the Manoir La Cure has been inhabited at least since Roman times, where a structure stood on the same site, close to the famous religious and healing Gallo-Roman centre at the Gue de Sciaux. Of the original Roman structure now only the vaulted cellar (1st Century AD) under the Manoir remains as witness. As with many other commanderies of the period in France, it was a small stronghold of the then powerful order of Knights Templar, that thus controlled the approach to the ford at the Gue de Sciaux.
- The Manoir is situated in the Merovingian village of Antigny, well-known for the extraordinary frescoes in the ancient Church. The original commanderie was eventually enlarged to a larger structure comprising three towers: one large of rectangular base and inhabitable; another cylindrical by the courtyard, which provided the ascent to the higher levels via a stone staircase which is still in place and well preserved; another small square tower attached to the former completed the fortifications of the commanderie.
- The commanderie, in a process that, with the end of the Hundred Years' War became common throughout France, -by then the order of the Knights Templar had been dissolved- was adapted in the XVth Century to a more inhabitable and palatial condition, with larger spaces and windows, which is why it is thereafter referred to as "Manoir". It is at this time that the building acquired its present form, with added outbuildings and a further two towers. Nevertheless, the Manoir still keeps its military character, with a moat still protecting the North-West side and overcome via a wooden bridge that gives access to the original Templar entrance. The main noble body, including the three original towers, is protected on the South-East side by a large quadrangular courtyard, accessed by two entrances on either side, walled and flanked by two additional towers.
- The courtyard offers to curious eyes a deep Merovingian well, mysterious for the remains of parallel horizontal tunnels that open into it and head in the direction of the village church, which suggest a use other than the provision of water.
- The Manoir, in the second half of the XXth Century found itself, after the abandonment of the period between the wars, when its ruins were inhabited by the village priest (which explains the name "Cure", from the French 'curee', for priest), a most unlikely destiny in the hands of Francis Paudras and Gaston Orellana. Francis Paudras, artist, designer and philanthropic Jazz patron, restored the entire building from a ruined hulk to its former glory and charm, bringing to this house many of his admired friends, including Bud Powell, Billie Holiday and many others. The Manoir was also witness to another touching landmark of Jazz history: Francis Paudras took Bud Powell from his deteriorating state in a mental recovery clinic New York where he was not even allowed to even play the piano. Bud drew a piano on the wall of his near-prison room. Paudras took him to the Manoir la Cure for over a year and a half, where he lived and jammed in the auditorium and recording studio, and even more particularly, the piano that he drew on the elevated corridor over the North-East side still remains to thank Francis for saving his work from the torment of the mental hospital. These events are beautifully depicted in the film *Around Midnight*, part of which was shot at the Manoir La Cure. The recording and auditorium room built in the carefully converted loft, still crowns the tallest tower.
- Gaston Orellana, painter and sculptor, has found refuge in the Manoir from his purchasing the property, a sanctuary dedicated to his work, which now fill the lower halls of the main body.



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2.625.000€



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