



ELEGANT MANOR HOUSE, IDEAL B&B, BOUTIQUE
HOTEL OR FAMILY DOMAINE, 4HA OF GARDEN
AND WOODLAND. STUNNING!

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PROPERTY FACT FILE	
REFERENCE	A07748
PRICE	€ 485,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (466 346 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	475 m ²
LAND	39394 m ²
TOWN	Chalais
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Character manor
- Enclosed garden with woodland
- Outbuildings
- Ready to go B&B
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DESCRIPTION

This striking manor house offers four ensuite bedrooms, with further rooms available for renovation, giving the opportunity to create extra bedrooms or living areas. Arrive in the grand hallway with its intricately tiled floor, and then into the large, elegant lounge and adjoining dining room, both retaining fine original features such as ornate plasterwork on the ceilings, wood panelling, and open fireplaces. The house has an enclosed garden to the rear, while the wider estate extends to around 4 hectares, incorporating meadows and mature woodland. A range of stone outbuildings and a substantial barn provide ample space for storage, workshops, or conversion into separate accommodation if desired. With its character, space, and versatility, this property would suit a variety of uses, whether as a welcoming family domain, a boutique hotel, a wedding venue, or a charming bed and breakfast in a private countryside setting.

ENTRANCE HALL (2,6m x 11,5m = 29,4m²)

This grand hallway sets the scene as soon as you enter the property, with an ornate tiled floor and elegant chandeliers with their delicate ceiling roses. A handsome central staircase leads to the floors above.

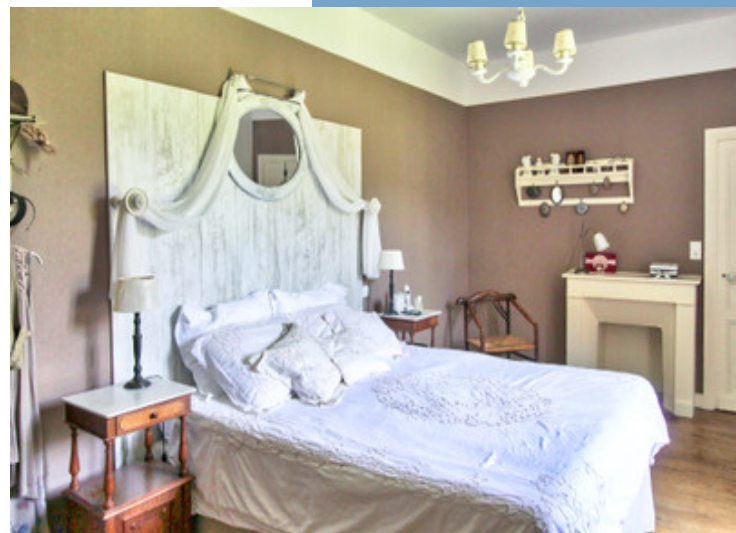
KITCHEN (4m x 5,7m = 22,6m²)

Stately dimensions blend perfectly with rustic charm in this welcoming kitchen. A gigantic stone fireplace houses an ornate cuisinière. A wall of built-in cupboards gives ample storage. A door leads into the "tower" which offers additional utility and pantry rooms on the ground ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A07748>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

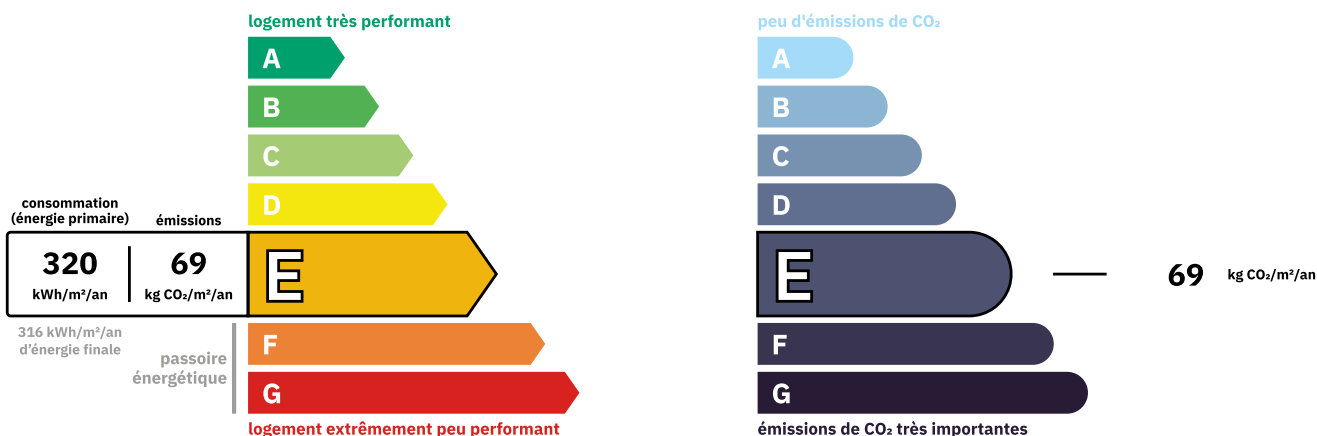
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Energy consuming
Estimated annual energy costs
between 9670 € and 13130€ for 2023

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Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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