



CHARACTER MANOR HOUSE WITH LAKE, PARK
LAND, POOL AND 3 GÎTES - NEAR CHALAIS.
VIDEO AVAILABLE ON REQUEST

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| PROPERTY FACT FILE | |
|---|--|
| REFERENCE | A25590JR16 |
| PRICE | € 899,975 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (855 000 EUR hors honoraires)</small> |
| BEDROOM | 14 |
| BATHROOM | 9 |
| ACCOMMODATION | 622 m ² |
| LAND | 28078 m ² |
| TOWN | Chalais |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Other Drainage, Lake |
| <small>*Price based on current exchange rate which is subject to change</small> | |



- Period features but with many modern comforts
- Business potential - 14 bedrooms, 9 bathrooms
- Easy access en-suite bedroom downstairs
- 15 minutes from Aubeterre sur Dronne
- Trains from Chalais to LGV - Bordeaux and Paris

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This property has everything.

A beautiful family home, packed with period features and modern comforts with excellent business potential as wedding and event venue, B&B, three attractive gîtes, a pool, sauna, gym
2.8 hectares of peaceful parkland, specimen trees, and a lake.

DESCRIPTION

Set in beautiful private grounds, this imposing property is approached through iron gates up a gravelled driveway leading onto an enclosed courtyard with ample car parking.

This highly desirable period family home has many modern amenities including salt water swimming pool, pellet boiler feeding underfloor heating in the recently refurbished designer kitchen and radiators through the rest of the house.

The spacious, light and airy reception rooms are ideal for entertaining and enjoy views over parkland towards the chateau of Chalais.

The ground floor includes:

Entrance hall 6 x 3 metres with staircase to first floor

Drawing room 6.1 x 6.1 metres

Dining room 8.1 x 6.1 metres

Kitchen 7.3 x 6.5 metres

Hallway 3.2 x 1.6 metres.

The first floor accommodation offers the flexibility to be divided in different ways between private and rentable chambres d'hôte space.

Gîte Tower:

Office 7.1 x 3.8 metres

Kitchen / Living Room 6.2 x 5.9 metres

Hallway 6 x 1.8 metres

Terrace en suite bedroom 6.0 x 4.5

First floor:

Studio / Office 10.5 x 5.5 metres

3 Bedrooms 14.6 x 6.1 metres

Second floor:

2 Bedrooms 6.6 x 6.2 metres

Two fully self contained gîtes each with two bedrooms:

"Jardinier"

Kitchen 5.7 x 3.1 metres

Living Room 5.7 x 3.6 metres

Bedroom 1 3.8 x 3.6 metres

Bedroom 2 3.9 x 3.6 metres

Corridor to Bathroom 4.9 x 1.8 metres

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25590JR16>

COMPLETE FILE AND PHOTO ON REQUEST

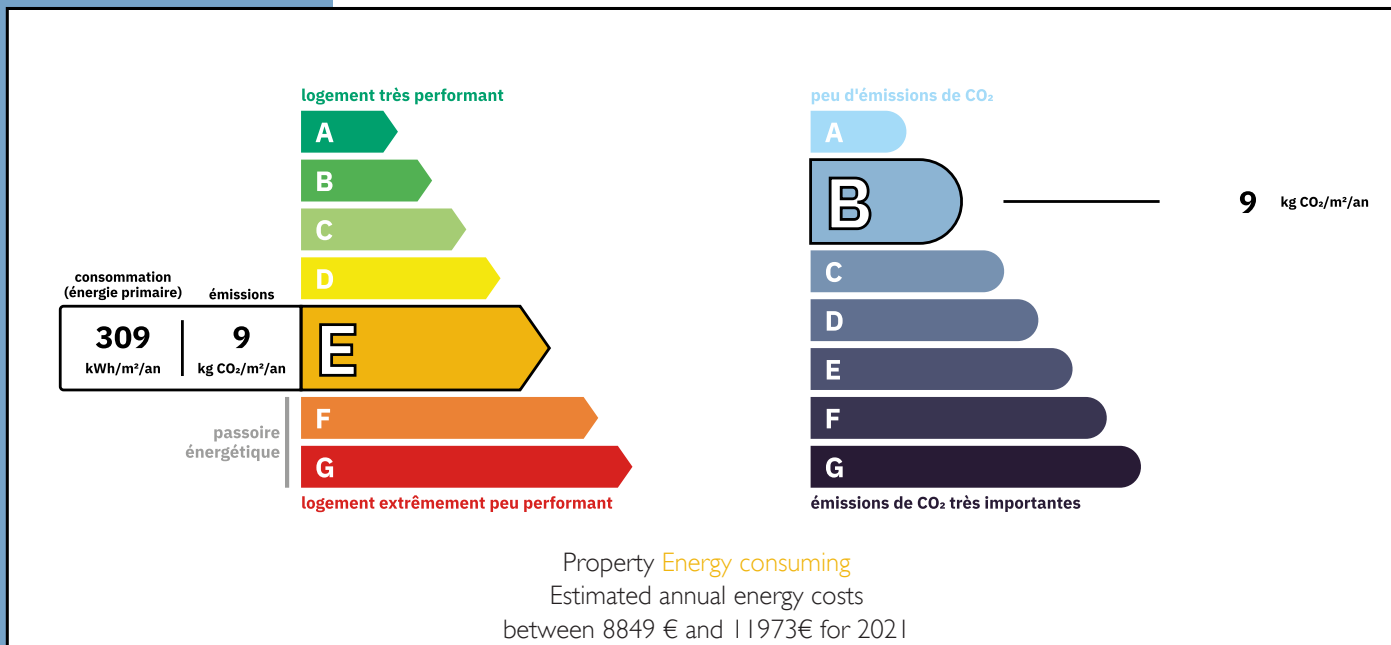


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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