

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	€ 897,750 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (855 000 EUR hors honoraires)
BEDROOM	14
BATHROOM	9
ACCOMMODATION	622 m²
LAND	28078 m²
TOWN	Chalais
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

*Price based on current exchange rate which is subject to change





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- 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 flexibilty to be divided in differernt 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

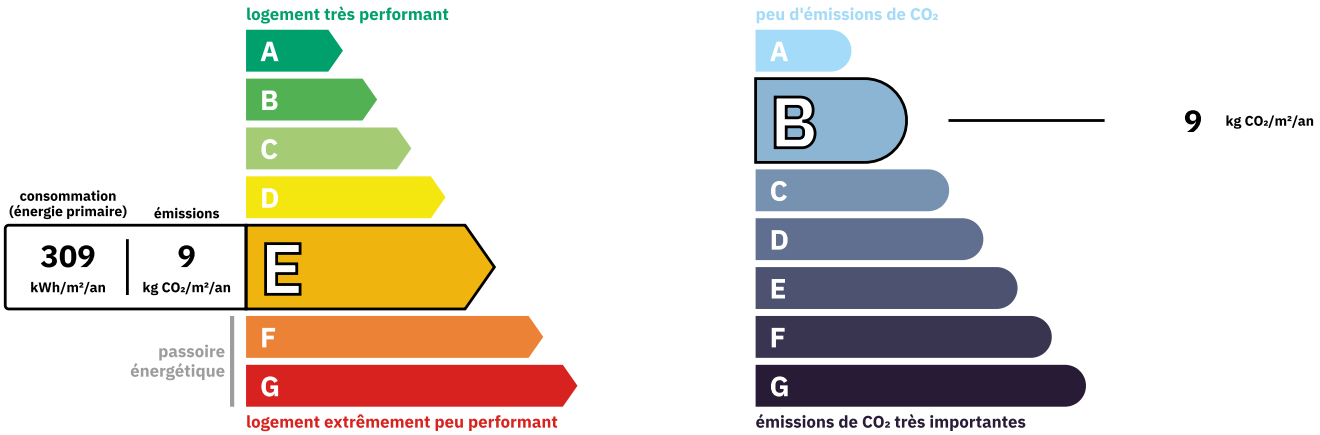
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 8849 € and 11973€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 ON REQUEST

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