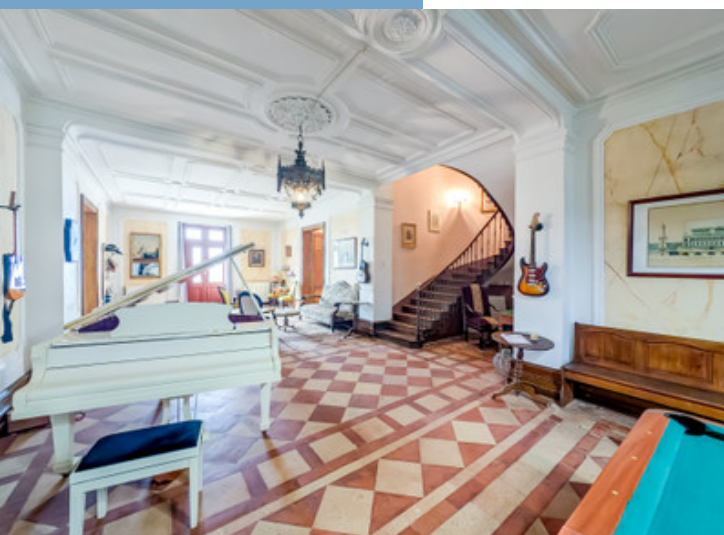




ELEGANT 19TH CENTURY MAISON DE MAÎTRE
WITH OUTBUILDINGS, SWIMMING POOL,
MATURE GARDEN | HOUR FROM BORDEAUX

ELEGANT 19TH CENTURY
MAISON DE MAÎTRE WITH
OUTBUILDINGS,
SWIMMING POOL,
MATURE GARDEN 1 HOUR
FROM B...



PROPERTY FACT FILE	
REFERENCE	A33710ELM17
PRICE	€ 798,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	555 m²
LAND	10370 m²
TOWN	Lorignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Impressive Maison de maître 1862
- Original features: fireplaces, moldings, wood floor
- 6 bedrooms and 5 shower rooms
- Salted swimming pool next to the French garden
- Large outbuildings 600m²

ELEGANT 19TH CENTURY
MAISON DE MAÎTRE WITH
OUTBUILDINGS,
SWIMMING POOL,
MATURE GARDEN 1
HOUR FROM B...

Ref : A33710ELM17

This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large oak windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness and the original features: wood parquet floors, marble

DESCRIPTION

Ideally located between Jonzac and Pons and only 35 minutes from Royan and 1 hour from Bordeaux, this property offers you the calm of the countryside while remaining accessible to all amenities. Commodities 2km : convenient store and post office

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailed information about the property. Additional photos are available as well as the floor plan upon request.

TECHNICAL INFORMATION

DPE D

Double oak glazing

Oil central heating

Septic tank compliant

Salted pool 10 x 5 built in 2024 - possibility to add a heat pump

Fiber available

GROUND FLOOR

Large entrance hall with period tiles 79m²

Dining room with open fireplace - travertine floor - 40m²

Sitting room/Bedroom with open fireplace - wooden parquet floor - 40m²

Corridor access between dining room and kitchen: wc (1.5m²) and shower room (2m²) plus hallway 10m²

Kitchen/dining room with open fireplace - tiled floor - 40m²

Back kitchen with period sink - 3rd entrance door - 10m²

Living room with wood insert, wood...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33710ELM17>

COMPLETE FILE AND PHOTO ON REQUEST



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

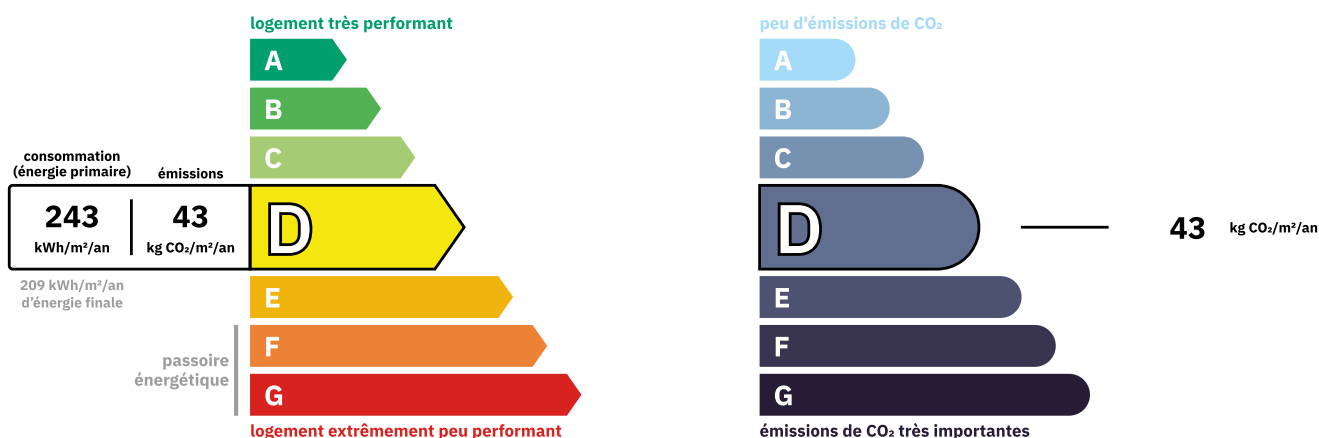
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ELEGANT 19TH CENTURY
MAISON DE MAÎTRE WITH
OUTBUILDINGS, SWIMMING
POOL, MATURE GARDEN I
HOUR FROM B...

Ref : A33710ELM17

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 11830 € and 16070€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : A33710ELM17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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