



ELEGANT 19TH CENTURY MAISON DE MAÎTRE &  
ITS OUTBUILDINGS. SWIMMING POOL, GARDEN,  
LAND- BETWEEN JONZAC AND PONS



ELEGANT 19TH CENTURY  
MAISON DE MAÎTRE & ITS  
OUTBUILDINGS.  
SWIMMING POOL,  
GARDEN, LAND-  
BETWEEN JONZ...



## PROPERTY FACT FILE

REFERENCE	A33710ELM17
PRICE	€ 798,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	555 m <sup>2</sup>
LAND	10370 m <sup>2</sup>
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



- Maison de maître 1862
- Original features: fireplaces, moldings, wood floor
- 6 bedrooms and 5 shower rooms
- Swimming pool 2024 with french garden
- Large outbuildings 600m<sup>2</sup>

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This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large 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

## DESCRIPTIF

MORE PHOTOS AND FLOOR PLANS AVAILABLE ON REQUEST

### GROUND FLOOR

Large entrance hall with period tiles 79m<sup>2</sup>

Dining room with open fireplace - travertine floor - 40m<sup>2</sup>

Sitting room/Bedroom with open fireplace - wooden parquet floor - 40m<sup>2</sup>

Corridor access between dining room and kitchen: wc (1.5m<sup>2</sup>) and shower room (2m<sup>2</sup>) plus hallway 10m<sup>2</sup>

Kitchen/dining room with open fireplace - tiled floor - 40m<sup>2</sup>

Back kitchen with period sink - 3rd entrance door - 10m<sup>2</sup>

Living room with wood insert, wooden parquet floor - 40m<sup>2</sup>

Office with 4th condemned entrance door - 12m<sup>2</sup>

### FIRST FLOOR

Landing wooden parquet floor - 30m<sup>2</sup>

4 bedrooms wooden parquet floor, 31m<sup>2</sup> each with independent corridor and each a shower room with toilet of 8m<sup>2</sup>. Note that one of the shower rooms is a bathroom.

Bedroom 5 with Juliette balcony and wooden parquet flooring - 24m<sup>2</sup>

Bedroom 6 with Juliette balcony and wooden parquet flooring - 24m<sup>2</sup>

Laundry room - 5m<sup>2</sup>

### SECOND FLOOR - 200m<sup>2</sup>

Possibility of converting the attic into additional habitable space

### OUTBUILDINGS - not adjoining the main house

Garage - 178m<sup>2</sup>

Hangar - 152m<sup>2</sup>

Barn - 124m<sup>2</sup> - Well next to it

Boiler room - 28m<sup>2</sup>

Covered terrace of 55m<sup>2</sup> with open fireplace

Right next door but not adjoining, 2 other outbuildings of 26m<sup>2</sup> and 20m<sup>2</sup> each.

In front of the property, a French garden with a well, a 10 x 5 salt pool

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



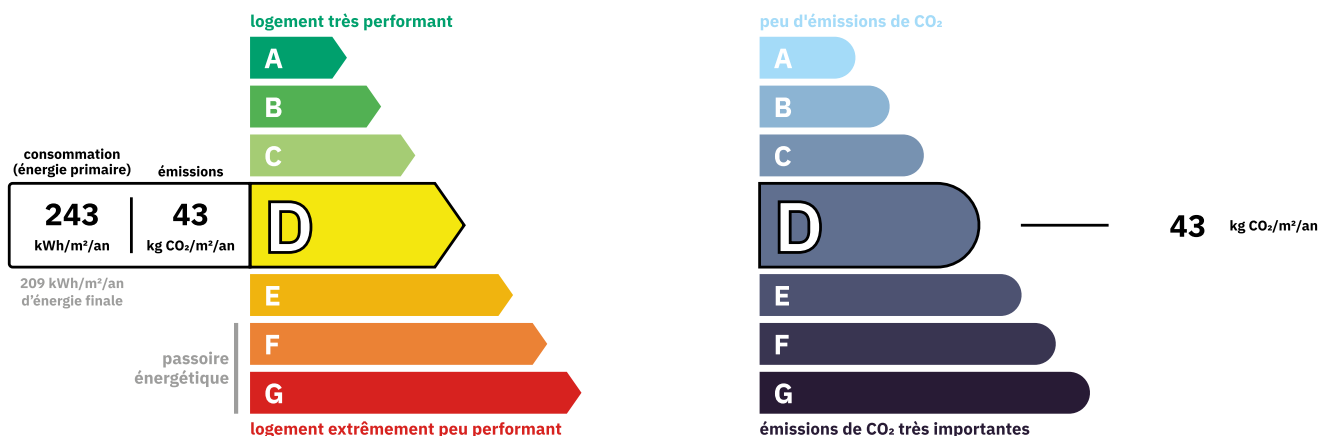


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## ENERGIE-DPE

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



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

## NOTICE

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## CONTACT

Réf : A33710ELM17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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