

ELEGANT MANOR HOUSE WITH POOL MATURE GARDEN AND LARGE OUTBUIDLINGS IN CHARENTE MARITIME, AN HOUR FROM BORDEAUX

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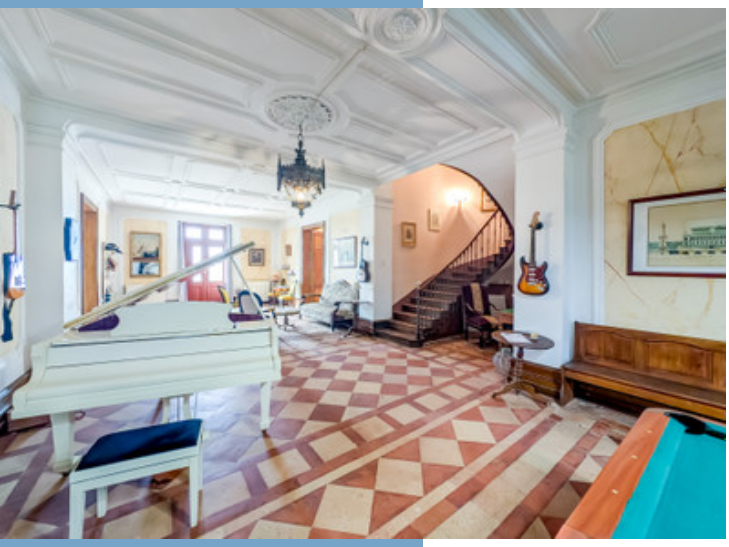




PROPERTY FACT FILE

REFERENCE	A33710ELM17
PRICE	€ 767,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (730 000 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, Private drainage, Garage

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





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- 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

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Located in a lovely hamlet in the Charente Maritime, 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



DESCRIPTION

Located in a lovely hamlet in the Charente Maritime, 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 fireplaces and moldings. The property offers large living spaces such as dining room, living room, sitting room, office on the ground floor and 6 spacious bedrooms and 4 bathrooms upstairs accessible by a large wooden staircase.



Large outbuildings, a French garden, a swimming pool, a large plot of land as well as an interior courtyard with its covered terrace complete this idyllic picture.

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

Below you will find more detailled information about the property.
Additional photos are available as well as the floor plan uopn 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 fire...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A33710ELM17

COMPLETE FILE AND PHOTO ON REQUEST

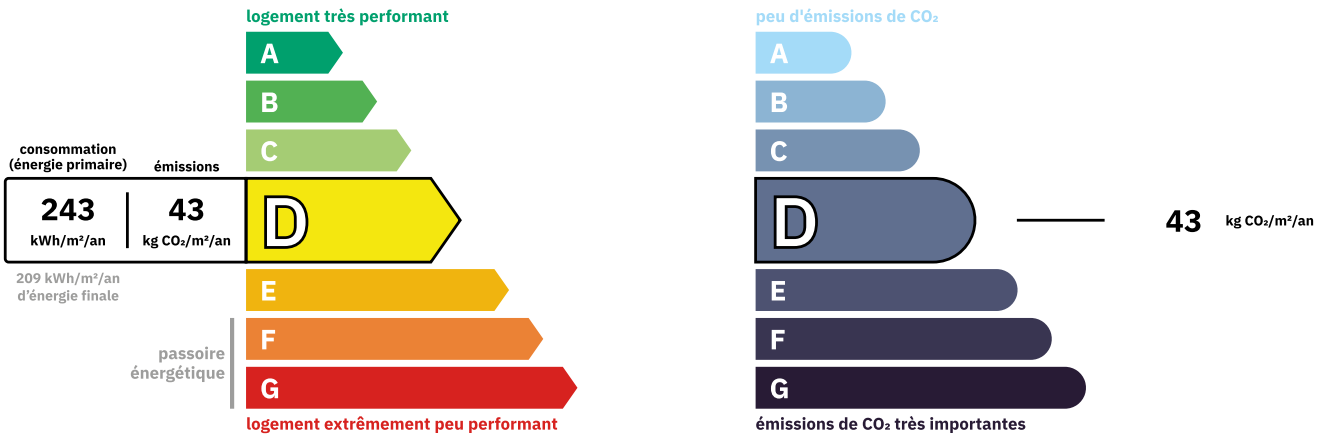
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property 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 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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