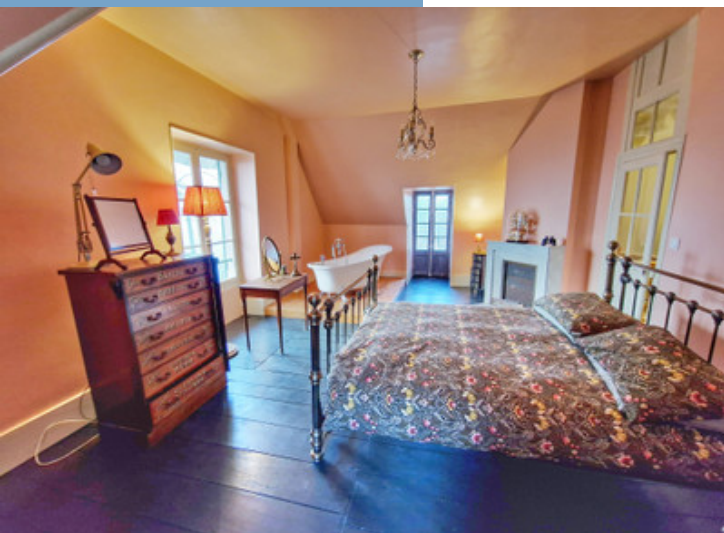




## IMPOSING COUNTRY MANOR HOUSE WITH SECOND HOUSE TO RENOVATE IN A SERENE WOODLAND SETTING NEAR FELLETIN



IMPOSING COUNTRY  
MANOR HOUSE WITH  
SECOND HOUSE TO  
RENOVATE IN A SERENE  
WOODLAND SETTING  
NEAR FELLETI...



PROPERTY FACT FILE	
REFERENCE	A33804JNK23
PRICE	€ 499,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (470 755 EUR hors honoraires)
BEDROOM	8
BATHROOM	2
ACCOMMODATION	320 m²
LAND	49340 m²
TOWN	Vallière
DEPARTMENT	
LOCATION	
TYPE	Maison de Campagne, Maison de Maitre
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Beautiful woodland setting
- Second house to renovate
- New wood burner heating system
- Completely rewired
- Partially double glazed

IMPOSING COUNTRY  
MANOR HOUSE WITH  
SECOND HOUSE TO  
RENOVATE IN A SERENE  
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This is a beautiful property which has been tastefully renovated and retains many period features; it is a real rural retreat. The current owners have spared no expense updating their home. The property is well insulated, it is partially double glazed, it has been rewired and has a new heating system consisting of a wood burner boiler and new 'old

## DESCRIPTIF

**GROUND FLOOR:** entrance hall (4.8m x 2.2m) and inner hall (4.1m x 2.4m), which links through to the garden behind, beautifully appointed kitchen with wood pellet burner with back boiler and separate door to garden ( 5.3m x 3.4m), adjoining dining room with original marble fireplace and insulated floor (4.5m x 3.9m), cosy living room with marble fireplace and wood burner and insulated floor ( 5.3m x 4.2m), triple aspect grand salon with marble fireplace and insulated floor (6.9m x 4m) - door to garden at each end, utility room (3.2m x 2.1m), vaulted cellar beneath part of the house.

**FIRST FLOOR:** original wooden spiral staircase from the inner hall to this floor, large, long corridor with original floorboards, bedroom 1 (4.3m x 4.8m), bedroom 2 (3.9m x 4.9m), bedroom 3 with door to bathroom - not ensuite (3.1m x 4.5m), bedroom 4 - a large triple aspect room with marble fireplace and a beautiful private balcony which overlooks the garden and the forest beyond ( 5.2m x 4m), bedroom 5 (2.6m x 4m), office (2.6 x 3m), bathroom with shower and WC (access from the landing and bedroom 3)

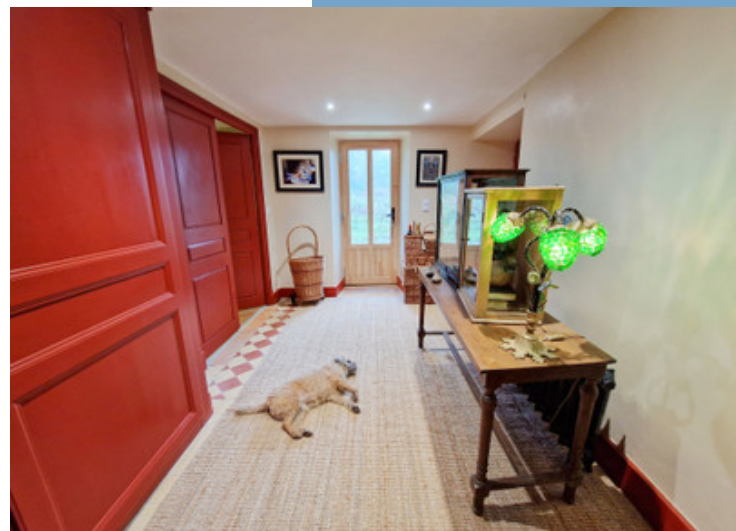
**SECOND FLOOR:** a large and light landing ( 7.6m x 2.7m), bedroom 6 - a beautiful triple aspect attic bedroom with slipper bath, marble fireplace and private balcony with views over the garden and open countryside (6.1m x 4.3m), bedroom 7 ( 3.5m x 3.4m), bedroom 8 a large, triple aspect room (5.46m x 4.2m), spacious bathroom with shower and WC.

Gardens to each side and extensive woodland  
Large barn  
W

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33804JNK23>

COMPLETE FILE AND PHOTO ON REQUEST



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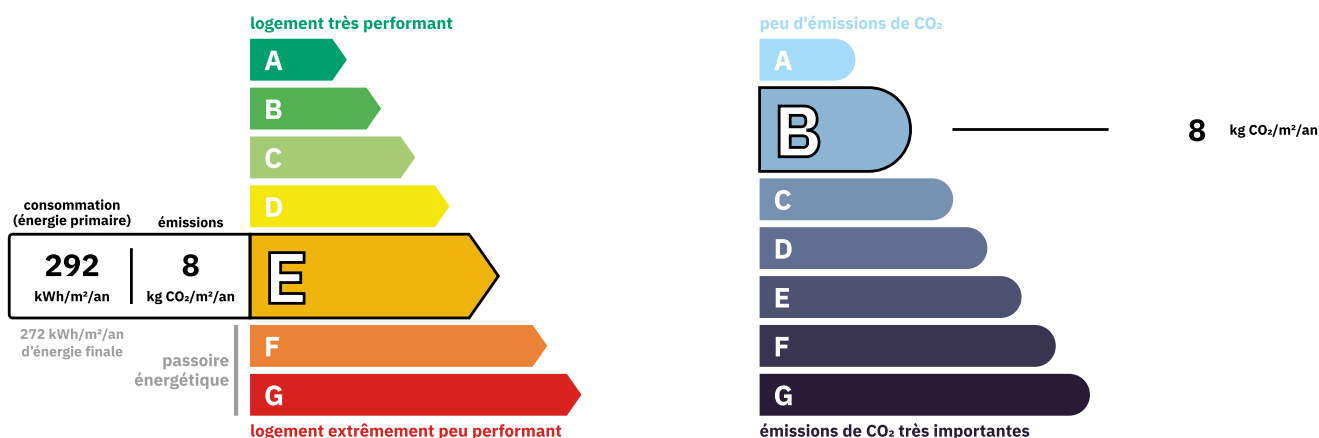


IMPOSING COUNTRY MANOR  
HOUSE WITH SECOND  
HOUSE TO RENOVATE IN A  
SERENE WOODLAND  
SETTING NEAR FELLETI...

Ref : A33804JNK23

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 3720 € and 5070€ 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 : A33804JNK23  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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