



LUXURY STONE MANOR AND GUEST HOUSE,
CASTLE VIEWS, HEATED POOL WITH VARIOUS
OUTDOOR ENTERTAINING AREAS .

LUXURY STONE MANOR
AND GUEST HOUSE,
CASTLE VIEWS, HEATED
POOL WITH VARIOUS
OUTDOOR
ENTERTAINING AREA...



PROPERTY FACT FILE

REFERENCE	A36042CDEI 6
PRICE	€ 995,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (945 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	4
ACCOMMODATION	425 m ²
LAND	9950 m ²
TOWN	Ronsenac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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

- Immaculately remodelled property in serene setting
- Stylishly restored guest house with private deck
- Local village with all amenities 5 mins drive.
- Angoulême 30k. TGV: Paris 2 hrs, Bordeaux 30 min
- New Chef equipped kitchen, huge marble island.

LUXURY STONE MANOR
AND GUEST HOUSE,
CASTLE VIEWS, HEATED
POOL WITH VARIOUS
OUTDOOR
ENTERTAINING AREA...
Ref : A36042CDE16

Impressive, remodeled home (2024), new American kitchen with huge sit up marble center island, dining room with views, mud/boot room, and stunning turn-key guest house and private patio with income potential. A covered outside entertaining area with a wood burning fireplace is adjacent to a fully fenced garden with a newly installed

DESCRIPTIF

The main house comprises of the following facilities;

GROUND FLOOR 205.50 m²

Main entrance leading into a spacious hallway. Library, bathroom and mud room to the right, living room, dining room and fully equipped kitchen and breakfast room to the left of the hallway.

Guest bedroom with an ensuite shower room. further home office which can be a bedroom.

The reception areas present many authentic period elements, mixed with a contemporary design, polished concrete floors, and south facing windows creating light and spacious rooms with height.

4 Fully functioning wood burners in all reception rooms.

Cottage style wood double glazed windows and doors leading out on to the front and back courtyards.

FIRST FLOOR: 120 m² Original stairs leading to landing, a master bedroom, 3 further bedrooms, large bathroom, and a dressing room. Again very tastefully decorated with style and a mixture of contemporary with the original features. In total 325 m² living space.

The entire house is serviced by a heat pump with a very high level of insulation. All the roofs have been recently timbered and retiled. The exterior offers a pretty totally renovated gite of 100 m². Bespoke fitted kitchen, living area with an open fireplace. Beautiful ensuite bedroom. Outside covered terrace and a view across the village of Ronsenac, Chateau de la Mercerie, Magnac Lavalette and Villebois Lavalette.

There is an additional building adjacent to the pool, of 255 m² ready for conversion with full archite



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36042CDE16>

COMPLETE FILE AND PHOTO ON REQUEST

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

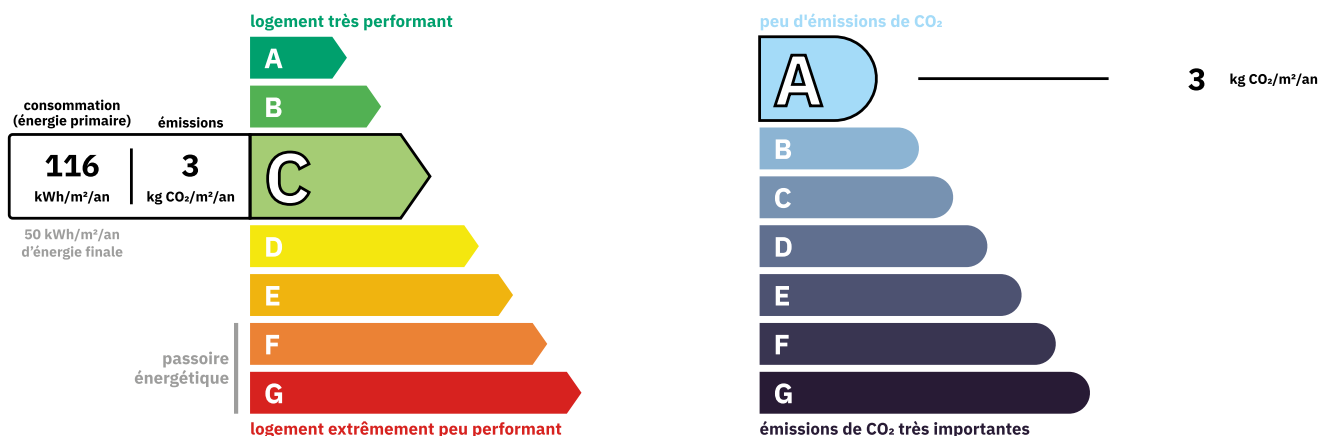
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LUXURY STONE MANOR AND
GUEST HOUSE, CASTLE VIEW
HEATED POOL WITH
VARIOUS OUTDOOR
ENTERTAINING AREA...

Ref : A36042CDEI6

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 2100 € and 2870€ for 2021

NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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