LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAJESTIC MANOR WITH WALLED PARKLAND GARDEN, SWIMMING POOL, WINE CELLAR, HUNTERS LODGE AND STABLES.

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PROPERTY FACT FILE

REFERENCE	A36192PBE16
PRICE	€ 780,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	400 m²
LAND	16759 m²
TOWN	Saint-Fraigne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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



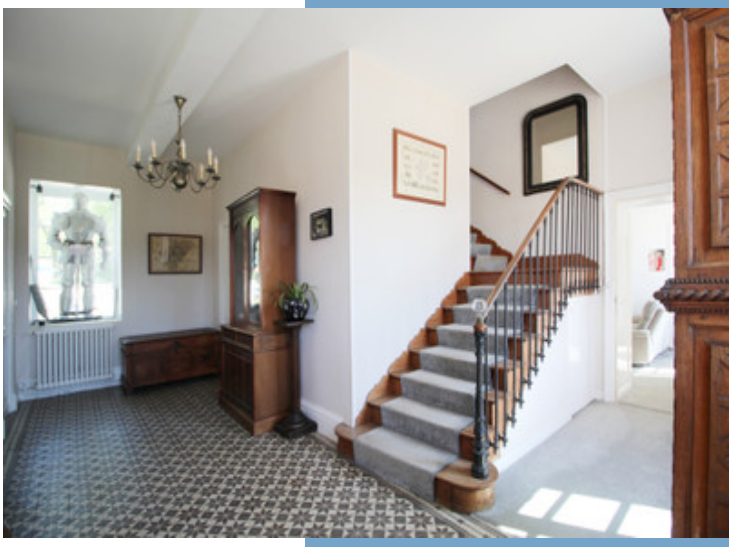


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Behind a majestic gate and hidden behind stone walls, lies a magnificent manor house set within over 1.6 hectares of parkland. This carefully maintained historic residence impresses with its elegance, generous volumes, and quality features: original wooden floors, stained glass windows, fireplaces, central heating, reversible heat pumps,



DESCRIPTION

FRONT GARDEN
Enter the property through a majestic gate. The eye is immediately drawn to the façade of the main house, which is strikingly impressive. In front of the house, you'll find a large courtyard, private driveway, generous parking space, a gazebo, and a pétanque area.

MAIN HOUSE
The front door of the manor opens into a spacious entrance hall (16 m²) with original concrete tiles.
To the left, there is a double dining room (42 m²) featuring a beautiful parquet floor, which leads into the newly fitted kitchen (32 m²).
There is a downstairs shower room (4 m²) with a toilet, sink, and shower.
On the right side of the entrance hall, you'll find a cosy snug (23 m²), a large lounge (40 m²) with tomettes (traditional French terracotta tiles), stained glass windows, and a stunning fireplace.
There is also a separate office (12 m²), which could easily be used as a ground-floor bedroom.



On the first floor, a long hallway stretches the entire length of the house. There are six bedrooms (17, 18, 18, 23, 25, and 31 m²). Two of the bedrooms have ensuite shower rooms (6 m² each), and there is also a separate family bathroom. The wooden floors throughout this level are well maintained and very attractive.

There is a second attic floor, matching the surface area of the two floors below.
The house is built over a vaulted cellar.

Technical Details of the Main House:
The property has been carefully maintained by the current owners and benefits from oil-fired central heating...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36192PBE16
COMPLETE FILE AND PHOTO ON REQUEST

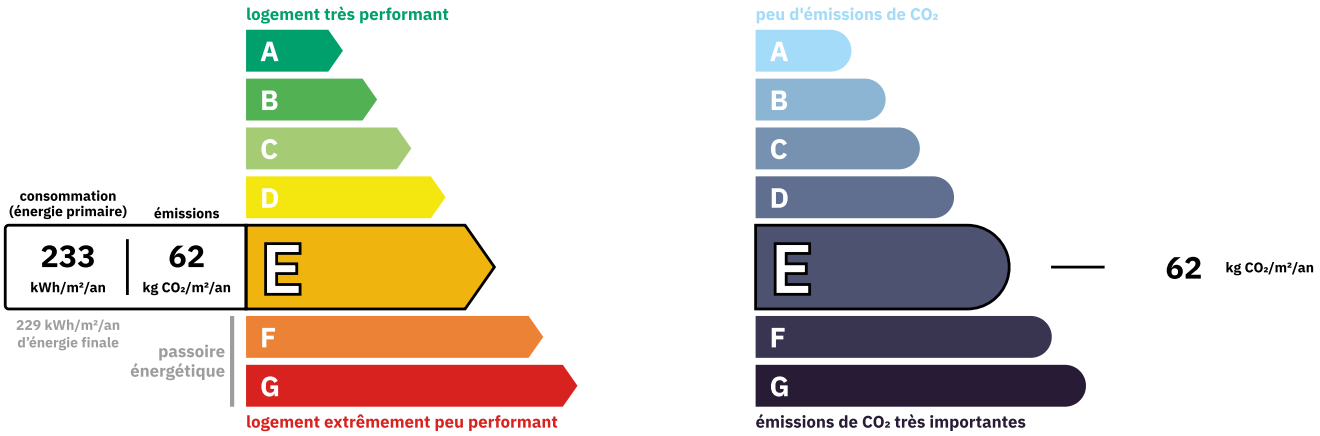
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9080 € and 12390€ 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

Réf :A36192PBE16

FILE COMPLETE AND PHOTOS ON REQUEST

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