LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SPLENDID 7 BED MANOR HOUSE WITH POOL AND EXCEPTIONAL VIEWS ACROSS THE HINTERLAND OF THE PUDE VALLEY.

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PROPERTY FACT FILE

REFERENCE	A38806CDE24
PRICE	€ 493,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (470 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	365 m²
LAND	16462 m²
TOWN	La Chapelle-Grésignac
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





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- Magnificient Manor House set in a quiet village.
- Large property with ample entertaining areas.
- 4 acres of land including an orchard and veg patch
- Suitable for horses, flat grazing land.
- Structurally sound and ready to move in.

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The charm begins as you enter the courtyard of this delightful stone property. Situated in a quiet village, the house has wonderful views over rolling countryside and beautiful open skies. It is set in 1.6 hectares (4 acres),a quarter of which is an enclosed formal garden with many mature trees, giving shady spots no matter what time of

DESCRIPTION

Large, newly renovated entrance hall (29.5M2) with travertine floor and handmade oak staircase. Leading off to the right is a spacious open plan dining/seating area (72.6 M2) which offers panoramic views of the magnificent countryside.
Adjoining the sitting area to the left is a conservatory (21.7M2)
A hallway to the right leads to the kitchen (18 M2) which has glass doors to the rear outside seating/dining court yard.
At the end of the hallway is the master suite which consists of a spacious bedroom (20.18M2) with an en suite bathroom plus WC (6.8M2) and a dressing room (3.5M2).
Double French doors invite you to step into the front courtyard for coffee.
Ascending from the sitting room is another beautiful wooden staircase leading to a large, gracious mezzanine (38M2) which serves as a home office.
On this, the first floor, there are six bedrooms, one of which has an ensuite shower room with WC. There is also a family bathroom with WC, plus a shower room with WC.

Bedroom 1. 17.5M2
Bedroom 2. 16.7M2
Bedroom 3. 13.4 M2
Bedroom 4. 10.6 M2
Bedroom 5. 13.4 M2
Bedroom 6. 15.3 M2

There is access from the main entrance hall to a games room/gym (27M2) and laundry room which has wooden stairs to the first floor bedrooms and the shower room with WC.
The house offers the potential to use one wing as an annexe with its own entrance.



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



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38806CDE24

COMPLETE FILE AND PHOTO ON REQUEST

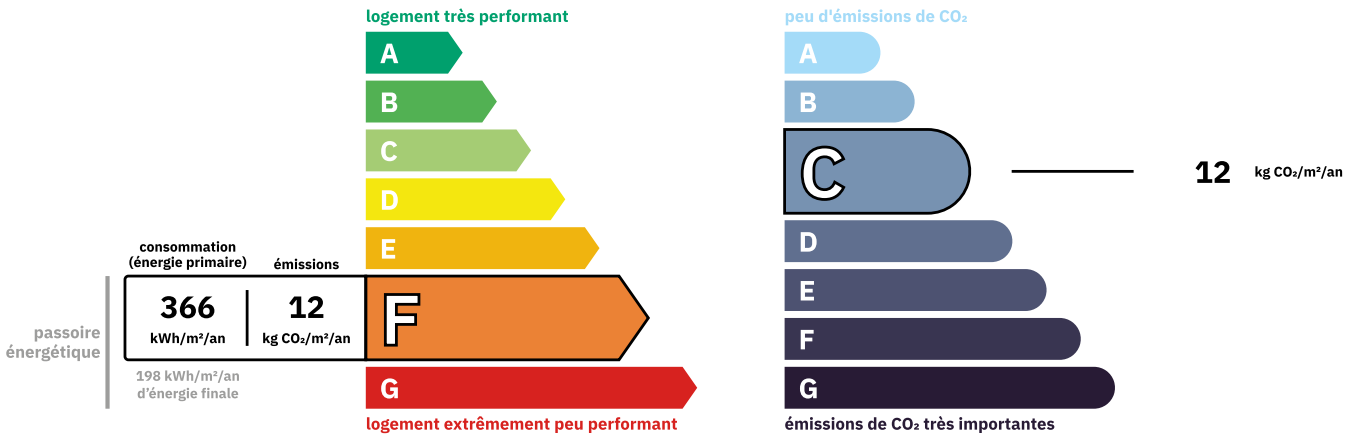
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ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 6420 € and 8750€ 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 :A38806CDE24

FILE COMPLETE AND PHOTOS ON REQUEST

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