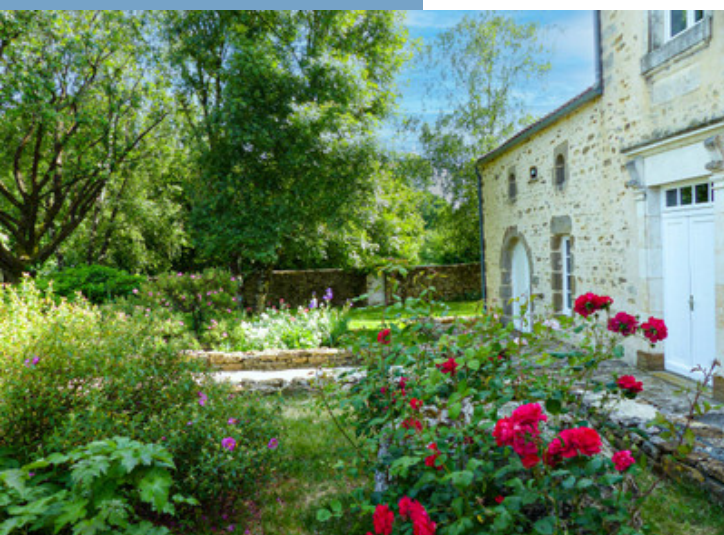




A NOBLEMAN'S MANOR HOUSE DATING FROM 14TH CENTURY COMPLETE WITH TOWER AND STONE SPIRAL STAIRCASE

A NOBLEMAN'S MANOR
HOUSE DATING FROM
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AND STONE SPIRAL
STAIRCASE ...



PROPERTY FACT FILE

REFERENCE	A39407DOW85
PRICE	€ 395,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	272 m²
LAND	3659 m²
TOWN	Marsais-Sainte-Radégonde
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Garage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	

- Restoration with locally sourced materials
- Mature wall-enclosed garden with year-round appeal
- Thick stone walls keep interiors cool in summer
- Historically rich house with provenance
- Situated in beautiful countryside - extended views

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If history is your passion then this is the house for you! A remarkable fairytale manor house in the South-East Vendée. Dating from the 14th Century, it was once the residence of a nobleman and still carries all the splendour and hallmarks of its distinguished past. From the curved turret tower and sweeping stone staircase to arched doorways and

DESCRIPTION

Lying in a quiet hamlet near Marsais-Sainte-Radégonde, you will arrive at this beautifully modernised home, surrounded by almost 4,000m² of land and landscaped, stone-walled garden.

The house comprises:

Grand entrance hall to a fully fitted contemporary kitchen with garden views (34.9m²), modern bathroom, two spacious living rooms; one with monumental fireplace (41.6m²) and access to iconic curved turret tower with original stone staircase. To upstairs master bedroom (36.5m²) with an en-suite bathroom, two further bedrooms and office/study (16.8m²). Bedroom 4 (33.0m²) is accessed from the main hallway via straight staircase..

There are a variety of outbuildings (313m²) - including vaulted stone cellar for wine storage, garage, sheds, workshop, boiler room housing the central heating system, all in good condition, new roof timbers.

Measurements are approximate.

Location and access:

The house enjoys a peaceful rural setting without feeling isolated. The nearest village, with everyday amenities is just a few minutes away (5km) and access to larger towns, such as the historical town of Fontenay-le-Comte 12km away, regional markets, and transport links easy (A83 being only 12 mins away). For fun and interest Puy de Fou, the Marais poitevin in proximity and the Vendée coast Les Sables d'Olonne is under an hour's drive. Swimming pool and hiking trails nearby, including part of the Compostela pilgrimage route. Approx. 1 hour to La Rochelle or Nantes intern...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39407DOW85>

COMPLETE FILE AND PHOTO ON REQUEST



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

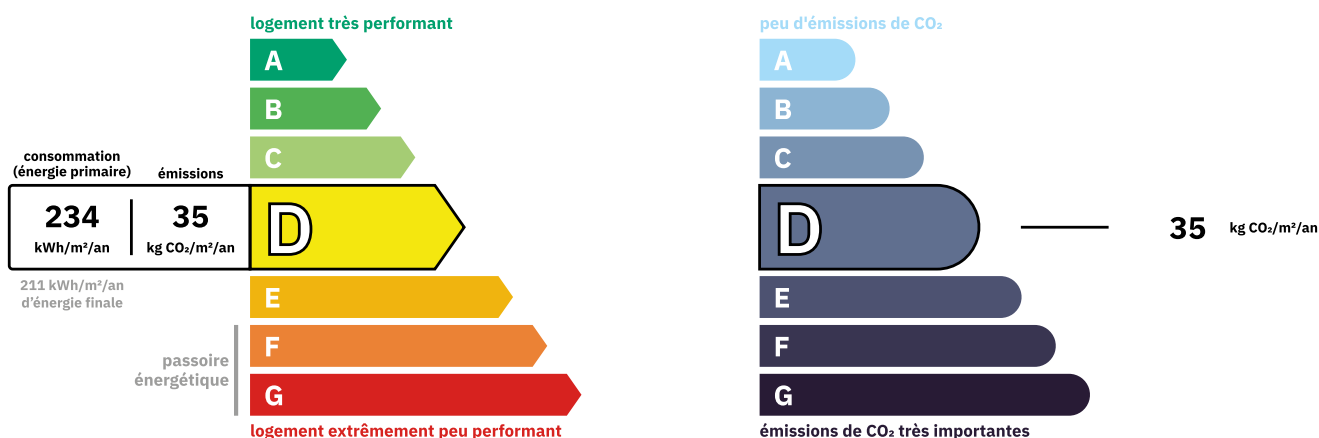
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HOUSE DATING FROM 14TH
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4940 € and 6720€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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 : A39407DOW85
FILE COMPLETE
AND PHOTOS
ON REQUEST

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