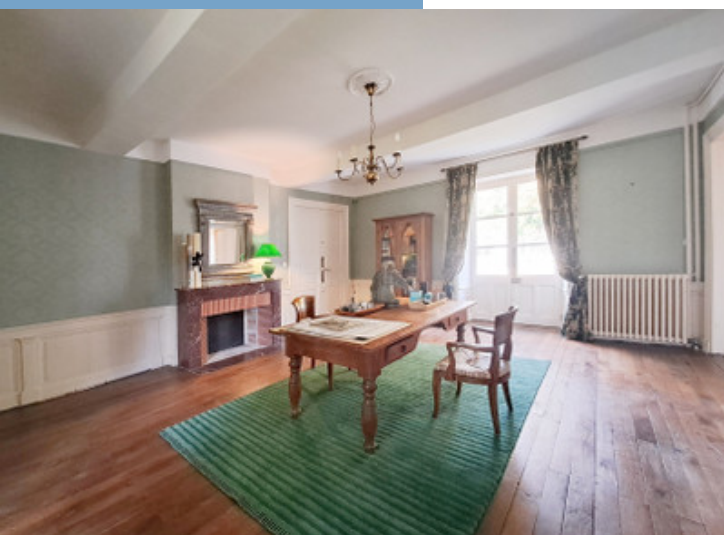
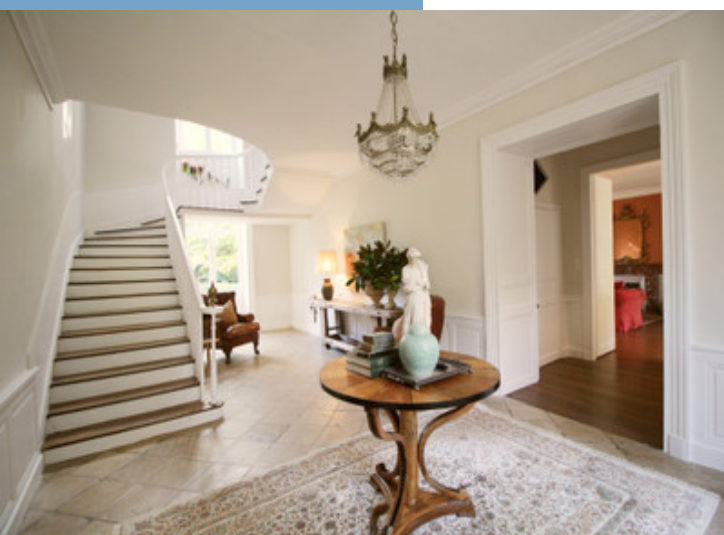




BEAUTIFUL MANOIR IN ENCLOSED PRIVATE
PARKLAND GARDEN CLOSE TO AMENITIES IN
MELLE, CLOSE TO NIORT.

BEAUTIFUL MANOIR IN
ENCLOSED PRIVATE
PARKLAND GARDEN
CLOSE TO AMENITIES IN
MELLE, CLOSE TO NIORT. ...



PROPERTY FACT FILE	
REFERENCE	A41760PBE79
PRICE	€ 795,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	500 m ²
LAND	20676 m ²
TOWN	Melle
DEPARTMENT	
LOCATION	Town property
TYPE	Manoir
CONDITION	Good condition
FEATURES	Mains Drains, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Historic Manor House for Sale in Melle
- Luxury Estate with Parkland and Gardens
- Guest House / Gîte Potential
- Spacious Reception Rooms and Orangerie
- Prime Location in the Heart of Pays Mellois

BEAUTIFUL MANOIR IN
ENCLOSED PRIVATE
PARKLAND GARDEN
CLOSE TO AMENITIES IN
MELLE, CLOSE TO NIORT.

...

Ref : A4I760PBE79

Hidden at the end of a tree-lined private driveway, the property stretches across two hectares of landscaped parkland with walled gardens, a fruit orchard, meadows, and a small woodland.

The main house offers more than 500 m² of living space, including

DESCRIPTION

Behind its graceful wrought-iron gates, this historic manor house offers approximately 500 m² of light-filled living space on over 2 hectares of landscaped parkland.

The property in further detail :

Ground floor :

- Central Entrance Hall (24 m²) with tiled floor and impressive stairs
- Dining Room (30 m²) with parquet floors and marble fireplace
- Kitchen (27,5 m²) with modern units, kitchen island, and tiled floor
- Corridor with second staircase
- Boot Room with flagstone floor and Utility Room with toilet

To the other side of the hallway :

- Corridor towards Toilet
- Living Room (35 m²) with parquet floor and marble fireplace
- Drawing Room (30 m²) with parquet floor and marble fireplace
- Reception Room (41 m²) with parquet floor, fireplace, and mezzanine area – ideal for hosting gatherings and private events
- Orangerie (23 m²) with terracotta tiled floor and views over the parkland garden

First floor :

- Impressive staircase rising to a Lounge Area (24 m²)
- Master Suite (31 m²) with ensuite Bathroom (12 m²)
- Bedroom (26 m²) – also accessible via second staircase
- Sports Room / Dressing Room / Office (16 m²)
- Bathroom (12 m²)

To the other side of the Lounge Area :

- Corridor (11 m²) leading to two further Bedrooms
- Bedroom (26 m²) with private, newly renovated Shower Room (3,5 m²)
- Bedroom (31 m²)
- Bathroom (8,7 m²) with door to mezzanine area and balcony

Second floor :

- From the Lounge Area on the First Floor, a staircase leads ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I760PBE79>

COMPLETE FILE AND PHOTO ON REQUEST



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

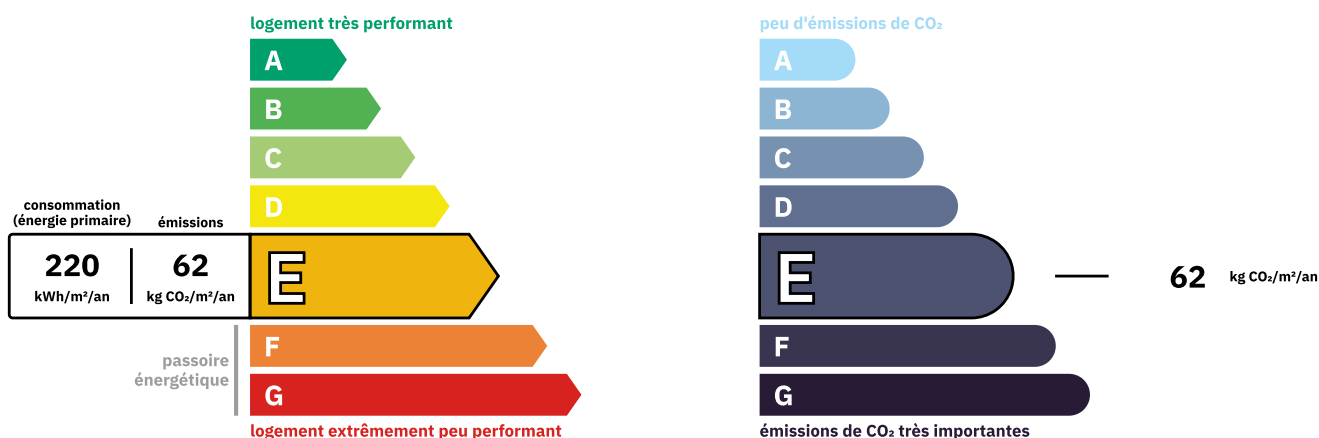
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Ref : A4I760PBE79

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 8340 € and 11330€ 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 : A4I760PBE79
FILE COMPLETE
AND PHOTOS
ON REQUEST

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