

STUNNING MANOR HOUSE SET IN OVER 8 HECTARES OF LAND WITH 5 COTTAGES AND LARGE OUTBUILDINGS

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PROPERTY FACT FILE

REFERENCE	A47055JMR16
PRICE	€ 636,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (600 000 EUR hors honoraires)
BEDROOM	26
BATHROOM	12
ACCOMMODATION	895 m²
LAND	88724 m²
TOWN	Hiesse
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Private drainage, Barns - outbuildings, Detached

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



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- Over 8 hectares of land
- Great commercial opportunities
- Large Maison de Maître offering flexible living
- 5 cottages (one rented out long-term)
- Great-sized outbuildings

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Set within over 8 hectares of private, attached grounds near Confolens, this exceptional 17th-century estate combines the charm of French country living with outstanding commercial potential.

At its heart is an impressive 536 m² manor house, rich in period



DESCRIPTION

Set in the peaceful Charente countryside, approximately 10 km from Confolens, this remarkable country estate offers an exceptional combination of historic character, generous accommodation and considerable potential. The property comprises approximately 895 m² of residential accommodation together with an extensive range of barns, stables and agricultural buildings, all set within 88,724 m² (8.87 hectares) of grounds.

The Manor House

At the heart of the estate stands an impressive early 17th-century manor house of approximately 536 m². Full of period character, the building is currently arranged as three distinct living areas, providing considerable flexibility for a large family, multi-generational living, guest accommodation or a hospitality project. The layout could also be reconsidered to create a more unified principal residence.



The central section offers approximately 111 m² of living space on the ground floor, including an entrance hall, a welcoming sitting room with an attractive fireplace, a kitchen/dining room and a library. An original stone staircase leads to the first floor, where approximately 116 m² comprises four spacious bedrooms, a bathroom and a principal suite. The uppermost floor provides further space with potential for conversion, enhanced by a large glazed opening bringing in abundant natural light and enjoying far-reaching views.

The eastern section of the manor includes an entrance hall, kitchen, dining room, sitting room, study and shower ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47055JMR16

COMPLETE FILE AND PHOTO ON REQUEST

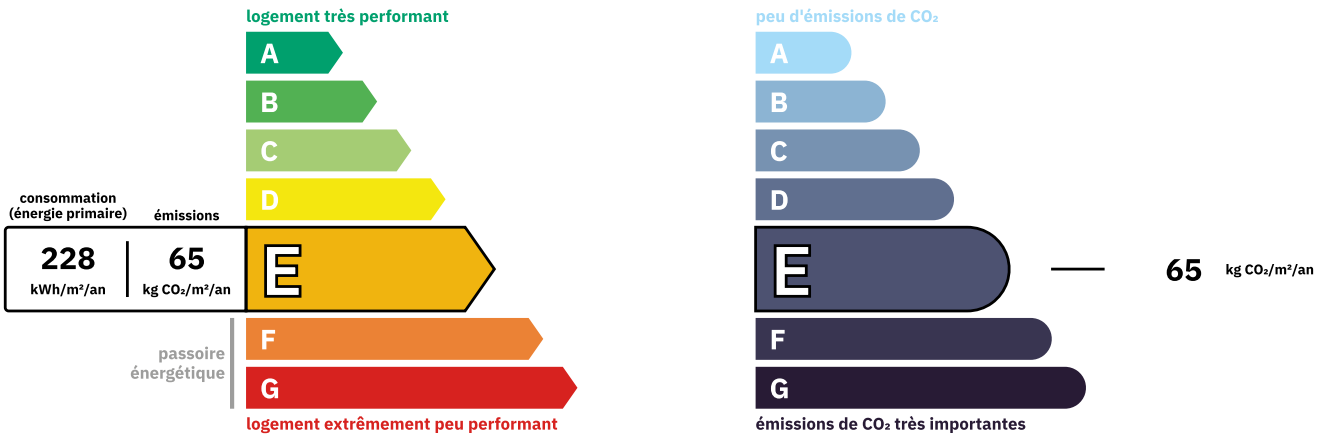
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 14680 € and 19890€ for 2023

NOTICE

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

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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