



## AUTHENTIC FRENCH MANOR WITH GROUNDS OF 5.65 HECTARES



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AUTHENTIC FRENCH  
MANOR WITH GROUNDS  
OF 5.65 HECTARES

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## PROPERTY FACT FILE

REFERENCE	T135323JBA70
PRICE	€ 420,000 £ 359,835* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	534 m <sup>2</sup>
LAND	56511 m <sup>2</sup>
TOWN	Barges
DEPARTMENT	Haute_Saone
LOCATION	Village property
TYPE	Maison de Vacances
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage

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



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- Estate surrounded by meadows and forests
- Double glazing, central heating
- Large barn, parking for 6 cars
- Large workshop with cellar
- Hunter's tower

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Authentic French manor beautifully renovated with grounds of more than 5.5 hectares laid to lawn and with plenty of mature trees situated at the edge of a small country village on the border of the Haute Saone and Haute Marne.

## DESCRIPTIF

The Manor is beautifully renovated and offers dual occupancy. The house is divided into two living quarters, both with their own lounge, dining room, kitchen, 3 bedrooms each, toilets and bathrooms, etc. The 2 units are connected on all floors with interconnecting/adjoining doors and can as such also be used as one big family home

One part of the house has been modernised through renovation whilst the other part has been restored to its previous glory with all the old features still in place. The building is completely insulated, has double glazing and is centrally heated by wood pellets fed automatically into the main burner from a large pellet store in the adjacent building.

There are 3 annexes:

A large Barn with parking facilities for 6 cars and a vaulted cellar. The old stables can still be made useful.

An "Horticultural Workshop" with a large glass wall. This annex might also easily serve as an artists workshop, a music room or any other type of work shop. There is a second small vaulted cellar underneath this Atelier.

A "Tourelle de Chasse" which is a small tower for the hunters to keep an eye on their dogs while they roam the fields. The small chambers on the ground floor, the first floor and the top terrace are still original.

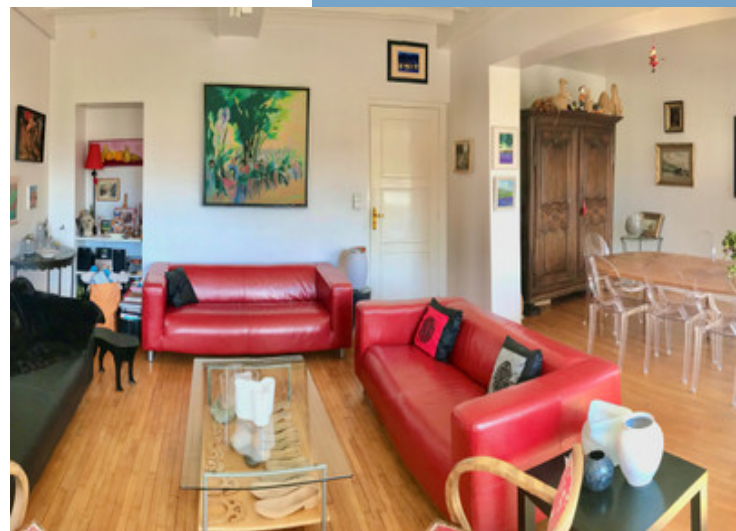
The parkland of 5.6 ha. is well maintained and faces west giving it full sunshine throughout the whole day. The entire 56.500m2 park is completely enclosed, partly by the original stone wall and partly fenced,

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/TI35323JBA70>

COMPLETE FILE AND PHOTO ON REQUEST



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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/>

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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