



ELEGANT 19TH CENTURY MAISON DE MAÎTRE &
ITS OUTBUILDINGS. SWIMMING POOL, GARDEN,
LAND- BETWEEN JONZAC AND PONS

ELEGANT 19TH CENTURY
MAISON DE MAÎTRE & ITS
OUTBUILDINGS.
SWIMMING POOL,
GARDEN, LAND-
BETWEEN JONZ...



PROPERTY FACT FILE

REFERENCE	A33710ELM17
PRICE	€ 798,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	555 m ²
LAND	10370 m ²
TOWN	Lorignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Maison de maître 1862
- Original features: fireplaces, moldings, wood floor
- 6 bedrooms and 5 shower rooms
- Swimming pool 2024 with french garden
- Large outbuildings 600m²

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This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness and the original features: wood parquet floors, marble

DESCRIPTIF

MORE PHOTOS AND FLOOR PLANS AVAILABLE ON REQUEST

GROUND FLOOR

Large entrance hall with period tiles 79m²

Dining room with open fireplace - travertine floor - 40m²

Sitting room/Bedroom with open fireplace - wooden parquet floor - 40m²

Corridor access between dining room and kitchen: wc (1.5m²) and shower room (2m²) plus hallway 10m²

Kitchen/dining room with open fireplace - tiled floor - 40m²

Back kitchen with period sink - 3rd entrance door - 10m²

Living room with wood insert, wooden parquet floor - 40m²

Office with 4th condemned entrance door - 12m²

FIRST FLOOR

Landing wooden parquet floor - 30m²

4 bedrooms wooden parquet floor, 31m² each with independent corridor and each a shower room with toilet of 8m². Note that one of the shower rooms is a bathroom.

Bedroom 5 with Juliette balcony and wooden parquet flooring - 24m²

Bedroom 6 with Juliette balcony and wooden parquet flooring - 24m²

Laundry room - 5m²

SECOND FLOOR - 200m²

Possibility of converting the attic into additional habitable space

OUTBUILDINGS - not adjoining the main house

Garage - 178m²

Hangar - 152m²

Barn - 124m² - Well next to it

Boiler room - 28m²

Covered terrace of 55m² with open fireplace

Right next door but not adjoining, 2 other outbuildings of 26m² and 20m² each.

In front of the property, a French garden with a well, a 10 x 5 salt pool

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33710ELM17>

COMPLETE FILE AND PHOTO ON REQUEST

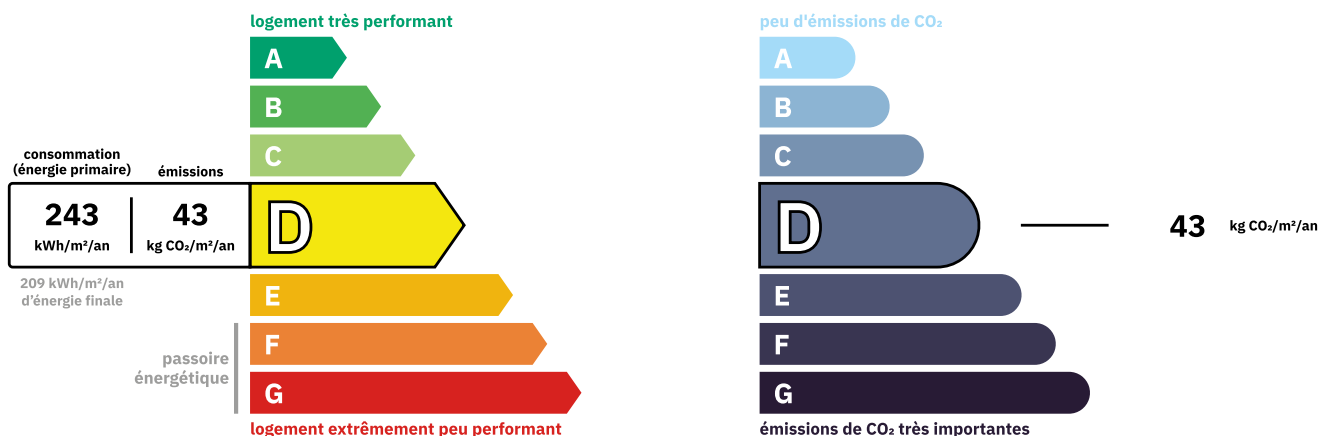


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 11830 € and 16070€ 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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