



## MANOR HOUSE WITH FUNCTION ROOM, POOL AND BEAUTIFUL PARK.





PROPERTY FACT FILE	
REFERENCE	99036ELE72
PRICE	€ 583,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	600 m <sup>2</sup>
LAND	14576 m <sup>2</sup>
TOWN	Vaas
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	





Gorgeous character property in beautiful setting, offering opportunity to continue running as a B&B or other hospitality business. The main house has 2 separate sitting/dining rooms and 5 en-suite bedrooms, and the annexed building boasts a large split-level function room (opening onto the garden) and 4 further bedrooms with family

## DESCRIPTIF

I love the grandeur of this property, with its walled garden and beautifully landscaped grounds. It is a period house with high ceilings and light, spacious rooms. Some of the windows have been replaced with double glazing, there is oil-fuelled central heating throughout and fireplaces in 2 of the reception rooms. The house is in a good state of repair, with just minor redecorating required.

### GROUND FLOOR

Large light entrance hall with staircase and tiled floor. To the right is the owner's sitting room with fireplace and large archway to dining room (42 m<sup>2</sup>). To the left is the large guest dining room opening into sitting room with fireplace (73 m<sup>2</sup>). Straight ahead leads to guest cloakrooms.

A door from the guest dining room leads to a rear hall, with doors to kitchen (65 m<sup>2</sup>), utility room (27 m<sup>2</sup>) and the function rooms (90 m<sup>2</sup> and 45 m<sup>2</sup>).

### FIRST FLOOR

Staircase from entrance hall leads up to landing, with 2 bedrooms to the left, and corridor with 2 further bedrooms to the right. At the end of the corridor there is a staircase up to one more bedroom. All bedrooms have en-suite bath or shower rooms.

A feature wooden staircase leads up from the function room to a large mezzanine, with 4 bedrooms and a bathroom.

### OUTSIDE

Extensive grounds, with formal walled front garden, steps down to paved pool area with changing room, pool house and covered entertainment area. Large garage/workshop, secluded cottage with bedroom and bathroom, landscaped parkland, with rectangular, stream-fed

More Online :

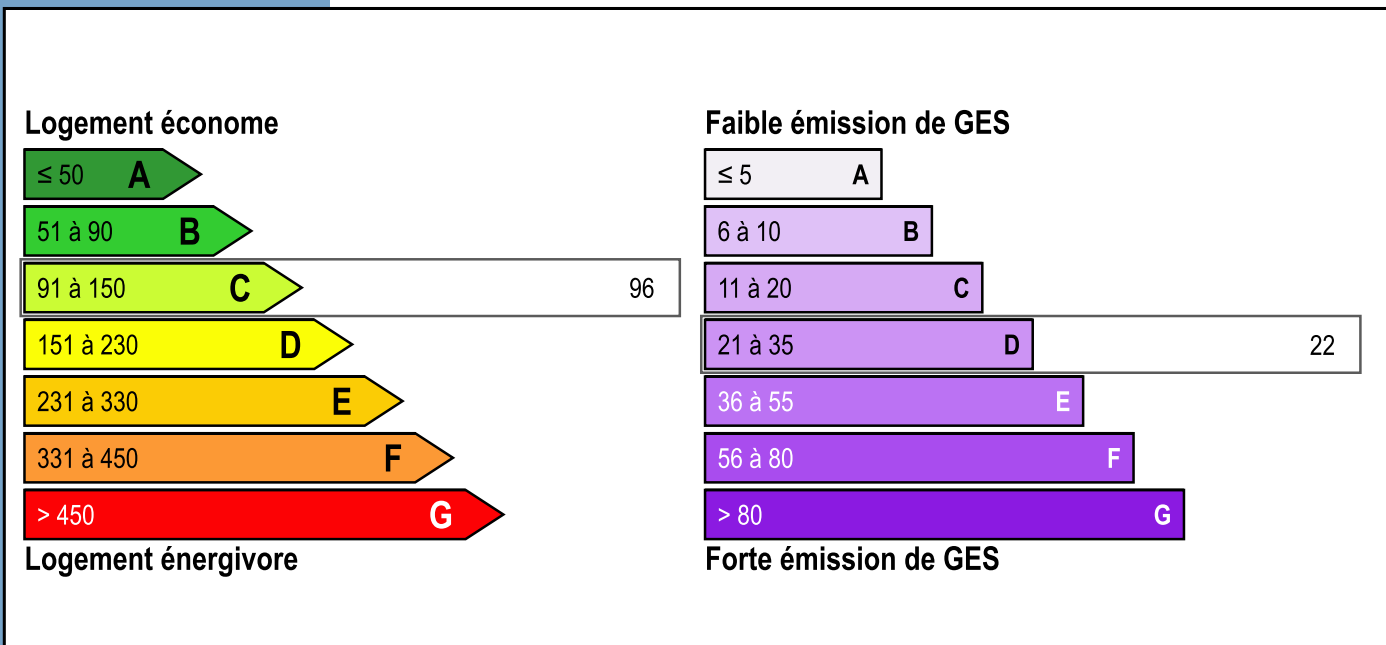
<https://leggettprestige.com/luxury-property-for-sale/view/99036ELE72>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : 99036ELE72

## ENERGIE-DPE



## 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 : 99036ELE72  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)