

ELEGANT MANOR HOUSE, IDEAL B&B, BOUTIQUE HOTEL OR FAMILY DOMAINE, 4HA OF GARDEN AND WOODLAND. STUNNING!

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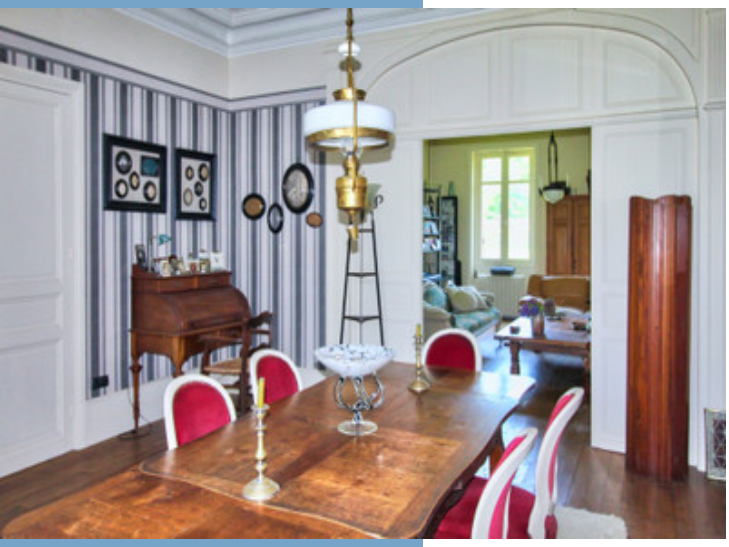




PROPERTY FACT FILE

REFERENCE	A07748
PRICE	€ 395,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (379 807 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	475 m²
LAND	39394 m²
TOWN	Chalais
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- Character manor
- Enclosed garden with woodland
- Outbuildings
- Ready to go B&B
-

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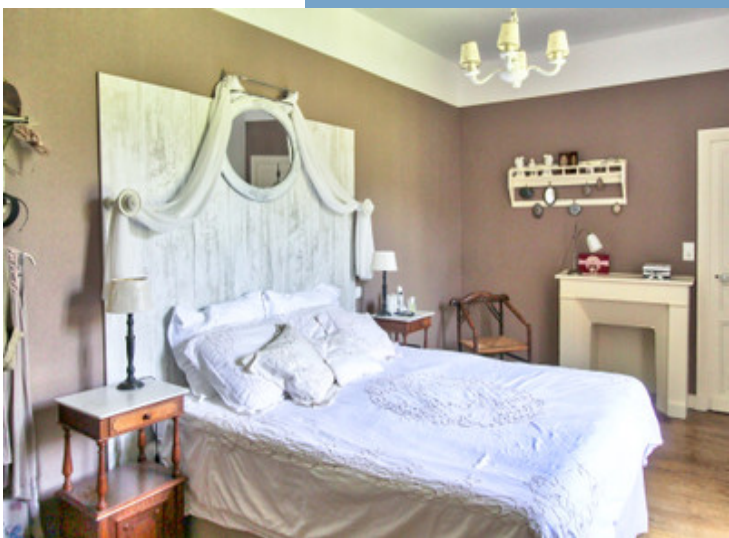
DESCRIPTION

This striking manor house offers four ensuite bedrooms, with further rooms available for renovation, giving the opportunity to create extra bedrooms or living areas. Arrive in the grand hallway with its intricately tiled floor, and then into the large, elegant lounge and adjoining dining room, both retaining fine original features such as ornate plasterwork on the ceilings, wood panelling, and open fireplaces. The house has an enclosed garden to the rear, while the wider estate extends to around 4 hectares, incorporating meadows and mature woodland. A range of stone outbuildings and a substantial barn provide ample space for storage, workshops, or conversion into separate accommodation if desired. With its character, space, and versatility, this property would suit a variety of uses, whether as a welcoming family domain, a boutique hotel, a wedding venue, or a charming bed and breakfast in a private countryside setting.



ENTRANCE HALL (2,6m x 11,5m = 29,4m2)
This grand hallway sets the scene as soon as you enter the property, with an ornate tiled floor and elegant chandeliers with their delicate ceiling roses. A handsome central staircase leads to the floors above.

KITCHEN (4m x 5,7m = 22,6m2)
Stately dimensions blend perfectly with rustic charm in this welcoming kitchen. A gigantic stone fireplace houses an ornate cuisinière. A wall of built-in cupboards gives ample storage. A door leads into the "tower" which offers additional utility and pantry rooms on the ground ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A07748

COMPLETE FILE AND PHOTO ON REQUEST

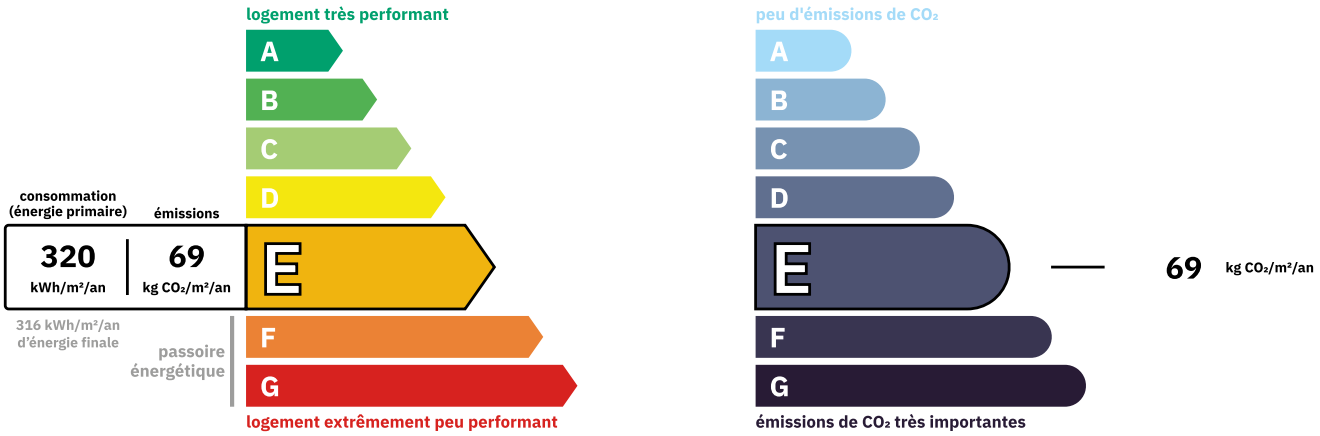
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9670 € and 13130€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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 :A07748

FILE COMPLETE AND PHOTOS ON REQUEST

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