LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SUMPTUOUS 16TH-CENTURY RESIDENCE FULLY RENOVATED WITH HIGH-QUALITY FEATURES.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A32388TBO79
PRICE	€ 1,490,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 401 699 EUR hors honoraires)
BEDROOM	14
BATHROOM	6
ACCOMMODATION	800 m²
LAND	15407 m²
TOWN	Coulonges-Thouarsais
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



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- fully renovated
- established and successful business
- gites
- heated swimming pool
- beautiful historical features

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Ref : A32388TBO79

Authentic 17th-Century Manor Renovated with Care.
Immerse yourself in the elegance and timeless charm of this exceptional manor, built in 1601, a true gem of Vendéen Renaissance architecture.



DESCRIPTION

Authentic 17th-Century Manor Renovated with Care.

Immerse yourself in the elegance and timeless charm of this exceptional manor, built in 1601, a true gem of Vendéen Renaissance architecture. Located in the heart of Vendée's historic lands, a region rich in heritage, this unique property offers an unparalleled setting, perfect for history enthusiasts and those seeking modern comfort. Its generous proportions and high-end features make it a rare find, ready to accommodate personal or professional projects.



The Main Manor:

This remarkable manor offers bright and well-designed living spaces. Every detail has been carefully crafted to blend authenticity and functionality:

Ground Floor:

A superb, luminous kitchen, fully equipped and ideal for convivial moments. The kitchen opens onto a large terrace.
A spacious dining room, perfect for entertaining.
A warm and inviting living room, highlighted by a magnificent period granite fireplace, creating a unique atmosphere.
A functional laundry room for added convenience.
A bedroom with an en-suite master suite, offering privacy and refinement.
A second large bedroom with its own shower room and WC.
An independent WC for guests' comfort.



First Floor:

Three spacious bedrooms, each with an integrated en-suite, ensuring comfort and privacy.

Additional SpacesIn addition to the main residence, the property offers multiple possibilities thanks to its annexes:

Three Independent Cottages (gites):

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32388TBO79

COMPLETE FILE AND PHOTO ON REQUEST

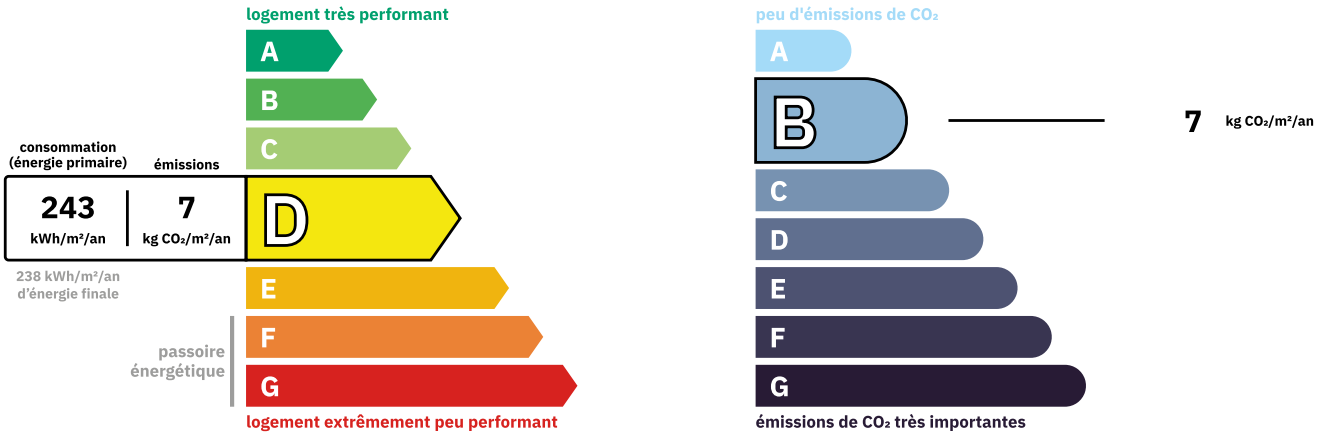
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7269 € and 9870€ for 2022

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.

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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