



IMPOSING COUNTRY MANOR HOUSE WITH SECOND HOUSE TO RENOVATE IN A SERENE WOODLAND SETTING NEAR FELLETIN

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WOODLAND SETTING
NEAR FELLETI...



PROPERTY FACT FILE

REFERENCE	A33804JNK23
PRICE	€ 449,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (423 585 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	320 m ²
LAND	49340 m ²
TOWN	Vallière
DEPARTMENT	
LOCATION	
TYPE	Maison de Campagne, Maison de Maitre
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings

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



- Beautiful woodland setting
- Second house to renovate
- New wood burner heating system
- Completely rewired
- Partially double glazed

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This is a beautiful property which has been tastefully renovated and retains many period features; it is a real rural retreat. The current owners have spared no expense updating their home. The property is well insulated, it is partially double glazed, it has been rewired and has a new heating system consisting of a wood burner boiler and new 'old

DESCRIPTION

GROUND FLOOR: entrance hall (4.8m x 2.2m) and inner hall (4.1m x 2.4m), which links through to the garden behind, beautifully appointed kitchen with wood pellet burner with back boiler and separate door to garden (5.3m x 3.4m), adjoining dining room with original marble fireplace and insulated floor (4.5m x 3.9m), cosy living room with marble fireplace and wood burner and insulated floor (5.3m x 4.2m), triple aspect grand salon with marble fireplace and insulated floor (6.9m x 4m) - door to garden at each end, utility room (3.2m x 2.1m), vaulted cellar beneath part of the house.

FIRST FLOOR: original wooden spiral staircase from the inner hall to this floor, large, long corridor with original floorboards, bedroom 1 (4.3m x 4.8m), bedroom 2 (3.9m x 4.9m), bedroom 3 with door to bathroom - not ensuite (3.1m x 4.5m), bedroom 4 - a large triple aspect room with marble fireplace and a beautiful private balcony which overlooks the garden and the forest beyond (5.2m x 4m), bedroom 5 (2.6m x 4m), office (2.6 x 3m), bathroom with shower and WC (access from the landing and bedroom 3)

SECOND FLOOR: a large and light landing (7.6m x 2.7m), bedroom 6 - a beautiful triple aspect attic bedroom with slipper bath, marble fireplace and private balcony with views over the garden and open countryside (6.1m x 4.3m), bedroom 7 (3.5m x 3.4m), bedroom 8 a large, triple aspect room (5.46m x 4.2m), spacious bathroom with shower and WC.

Gardens to each side and extensive woodland
Large barn
W...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A33804JNK23>

COMPLETE FILE AND PHOTO ON REQUEST

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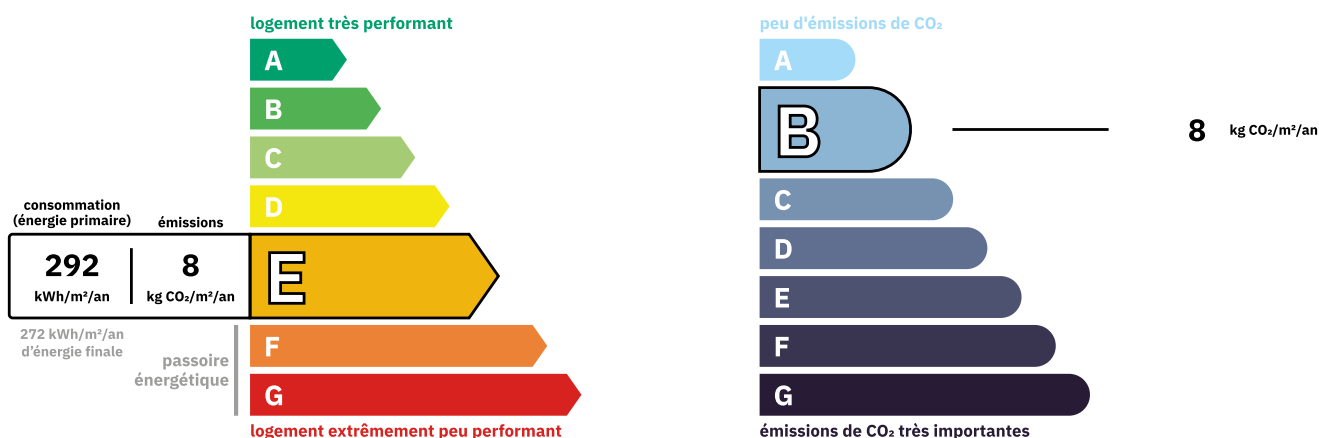


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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 3720 € and 5070€ for 2021

NOTICE

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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

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AND PHOTOS
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