



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

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



| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A33804JNK23  |
| PRICE   | € 598,900<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(565 000 EUR hors honoraires)</small> |
| BEDROOM   | 8  |
| BATHROOM  | 2  |
| ACCOMMODATION   | 320 m <sup>2</sup>   |
| LAND  | 49340 m <sup>2</sup>   |
| TOWN  | Vallière   |
| DEPARTMENT  |  |
| LOCATION  |  |
| TYPE  | Maison de Campagne, Maison de Maitre   |
| CONDITION   | Good condition   |
| FEATURES  | Other Drainage, Private parking,<br>Barns - outbuildings   |
| <small>*Price based on current exchange rate which is subject to change</small> |  |



- 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

## DESCRIPTIF

**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)

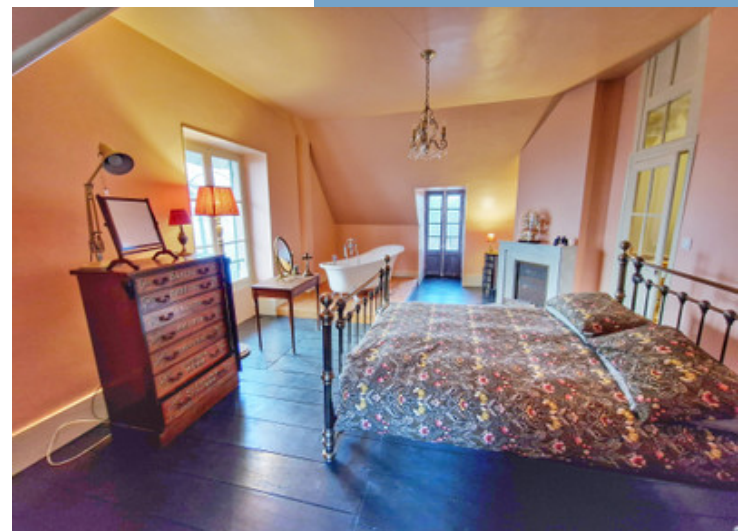
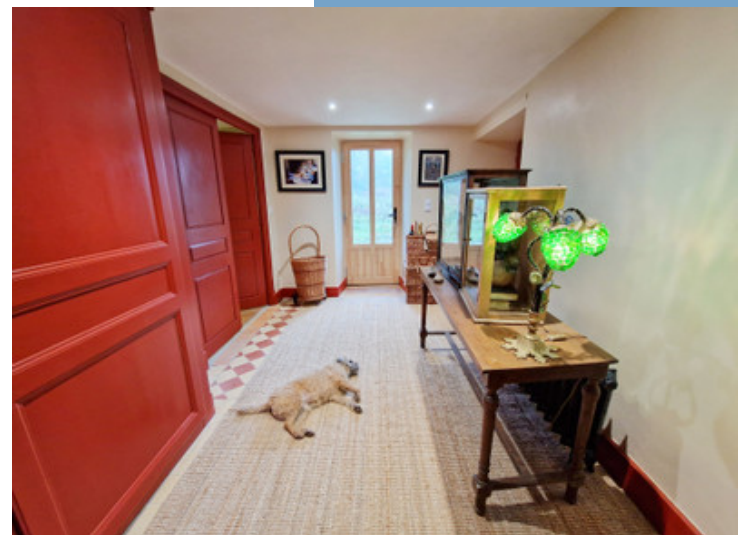
**SECOND FLOOR:** a large and light landing ( 7.6m x 2.7m), bedroom 6 - a beautiful triple aspect attic bedroom with slipper bath, marble fireplace and private balcony with views over the garden and open countryside (6.1m x 4.3m), bedroom 7 ( 3.5m x 3.4m), bedroom 8 a large, triple aspect room (5.46m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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

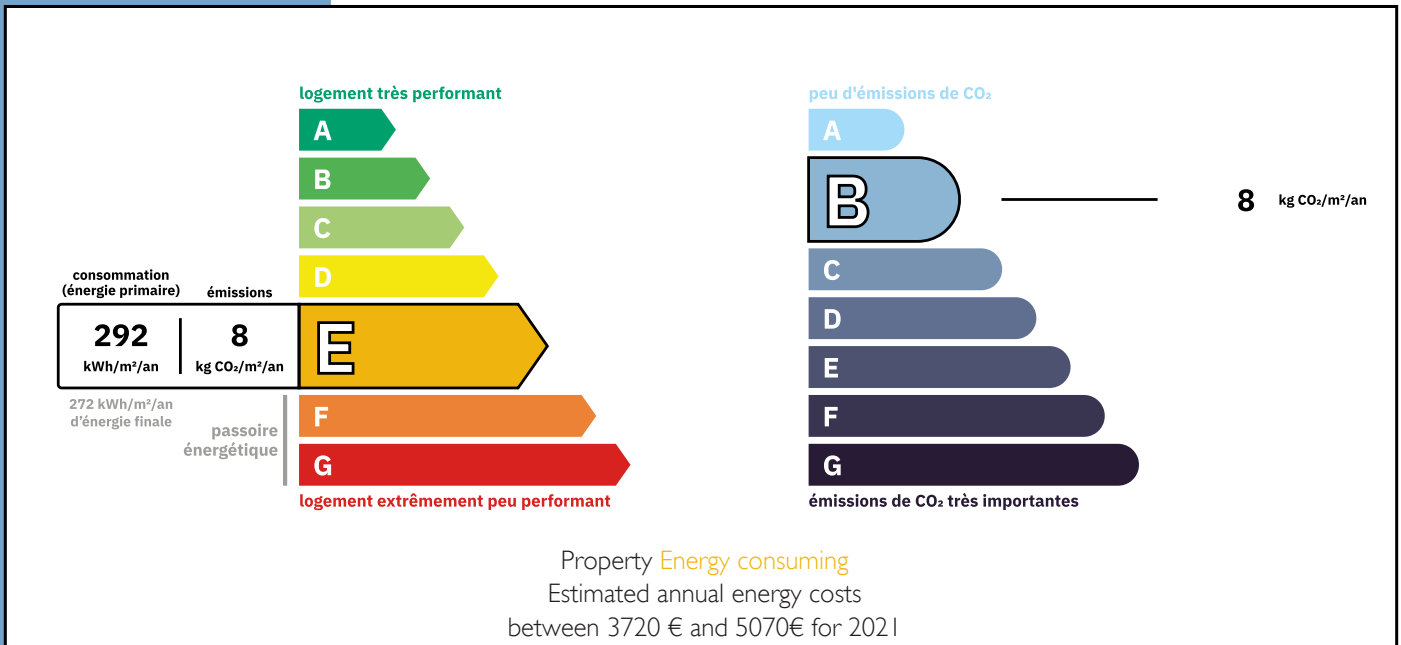
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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/>



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## CONTACT

Réf : A33804JNK23  
FILE COMPLETE  
AND PHOTOS  
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**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)