



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

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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

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



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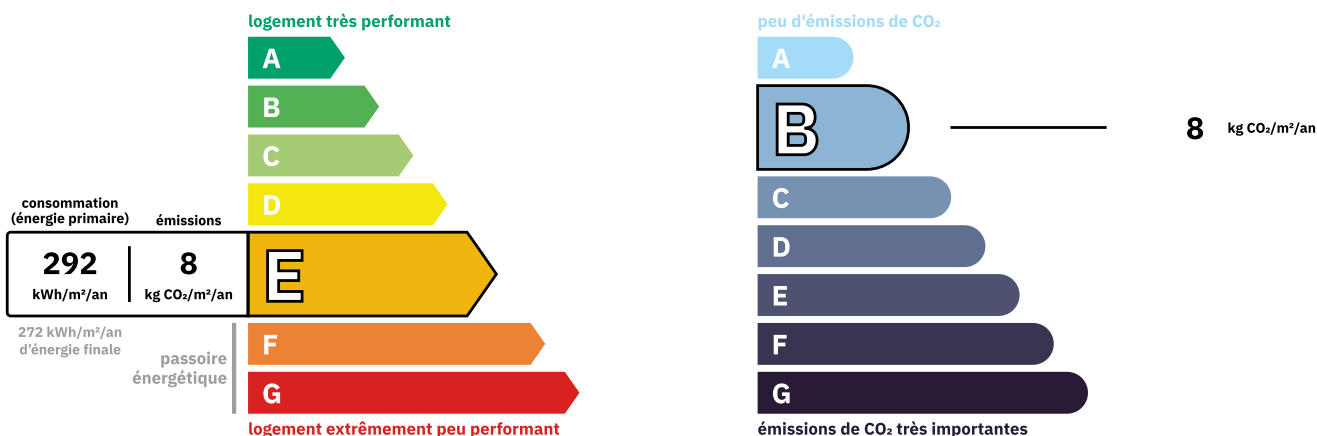
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ENERGIE-DPE

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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CONTACT

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FILE COMPLETE
AND PHOTOS
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