



AMAZING 'ONE OFF' 5 BED PROPERTY WITH
PARK LAND AND LAKE, NEAR CHANTONNAY.

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NEAR CHANTONNAY....



PROPERTY FACT FILE

REFERENCE	A38427NHA85
PRICE	€ 636,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (600 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	264 m ²
LAND	45380 m ²
TOWN	Chantonnay
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

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



- Unique tree collection
- Modernised home with character
- Private lake with island
- Flexible layout
- Total privacy and tranquillity

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If you have a passion for trees — or happen to be a dendrologist — this is the property for you. Set in over 4.5 hectares of land, it boasts an extraordinary collection of trees, including a wide variety of oak species from around the world, some so rare their names have been lost to time. The house itself has been thoughtfully modernised and

DESCRIPTIF

At the end of a long private driveway, you arrive at this beautifully modernised home, surrounded by over 4.5 hectares of stunning parkland and a remarkable collection of trees from around the world.

The house comprises:

An entrance hall leading to a large open-plan living space (86m²) with a fully equipped kitchen, two dining areas, a lounge area with a bespoke feature fireplace, and a separate bread oven. Glass doors open to a veranda and the garden beyond, with views over the lake and its charming island.

Two bedrooms (14m², 21m²), a shower room with separate WC.

A spacious master suite (21m²) with dressing area and en suite shower room with WC.

A utility room (8m²) with exterior access.

A second lounge (12m²) with large storage area.

An office or potential 5th bedroom (14m²).

A boiler room housing the central heating system.

A separate WC.

A guest bedroom (14m²) with its own shower room (with large shower) and separate WC – with independent access, ideal for use as a B&B.

There are a variety of outbuildings (340m²) - including garage, sheds, etc

The lake lies to one side of the property and offers a peaceful natural setting, while the extensive grounds provide privacy and beauty in every direction. The home is impressive in its own right, but the land — with its vast array of rare and majestic trees — is what truly makes this property special.

All measurements are approximate.

Location and access:

Located around 40km from Chantonay centre (shops

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38427NHA85>

COMPLETE FILE AND PHOTO ON REQUEST



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

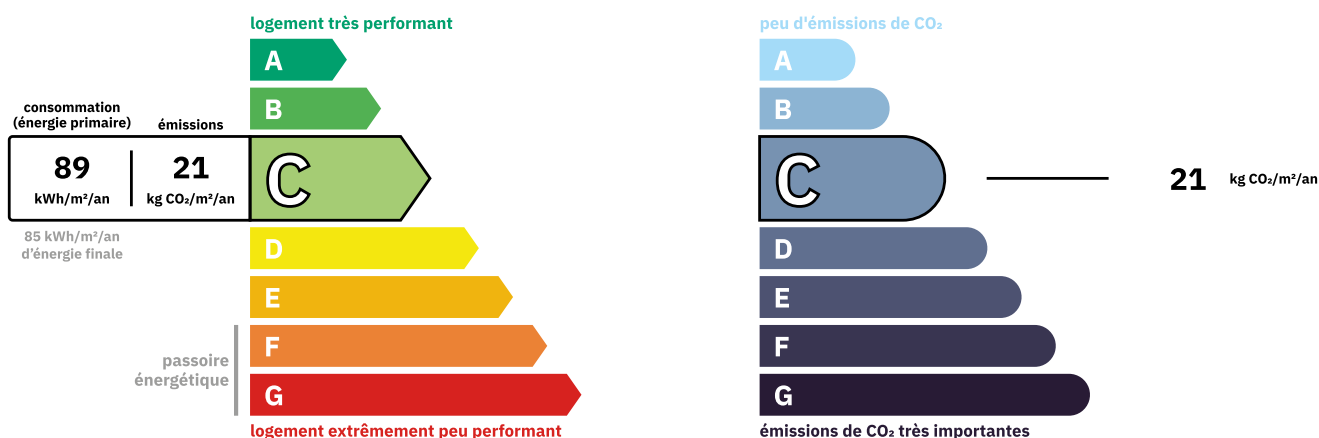
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 2530 € and 3490€ for 2023

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

I: Quoted prices are subject to fluctuations in exchange rates. 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 : A38427NHA85
FILE COMPLETE
AND PHOTOS
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