



ELEGANT 17TH-CENTURY MANOR HOUSE:
SPACIOUS, CHARACTER-FILLED INTERIORS IDEAL
FOR A LARGE FAMILY/HOSTING GUESTS

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PROPERTY FACT FILE

REFERENCE	A38684LUC40
PRICE	€ 842,500 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	402 m ²
LAND	13034 m ²
TOWN	Eyres-Moncube
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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

- Tranquil location 10 mins from bustling St Sever
- Expansive South-facing grounds with large pool
- South-facing terrace ideal for entertaining
- House combining period charm and modern bathrooms
- Includes a separate apartment annex/possible gîte

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This beautiful Maison de Maître, dating back to the 17th century, combines spacious, character-filled interiors with modern refinements. Set on South-facing elevated grounds, this impressive residence offers privacy, tranquillity, and versatile living. The main house features spacious, luminous rooms with high ceilings,

DESCRIPTIF

Ground floor

Kitchen 16m²

Fitted kitchen with double oven, gas hob and doors leading to the front and rear of the property and to the breakfast room. Staircase leading to a first-floor bedroom.

Breakfast room 26m²

Incorporating a large open fireplace (currently sealed and not in use), the breakfast room leads directly into the principal dining room and to the main corridor on its left.

Principal dining room 34m²

Incorporating a large chandelier, two double windows, working fireplace and marble floor throughout, with a double door leading to the main corridor.

Entrance hall 13.5 m²

Double doors opening onto the terrace, and the original main wooden staircase leading to the first floor.

WC with suspended toilet and bespoke vanity, 3.8 m²

Sitting room 34m²

Incorporating a wood burner and double-glazed double windows, with double doors leading out the main staircase, one leading to the back corridor and one leading directly into the library.

Library 22m²

Double-glazed windows and door leading to terrace, small quaint window and door leading into a room used for storage/ironing.

Storage/ironing room 15m²

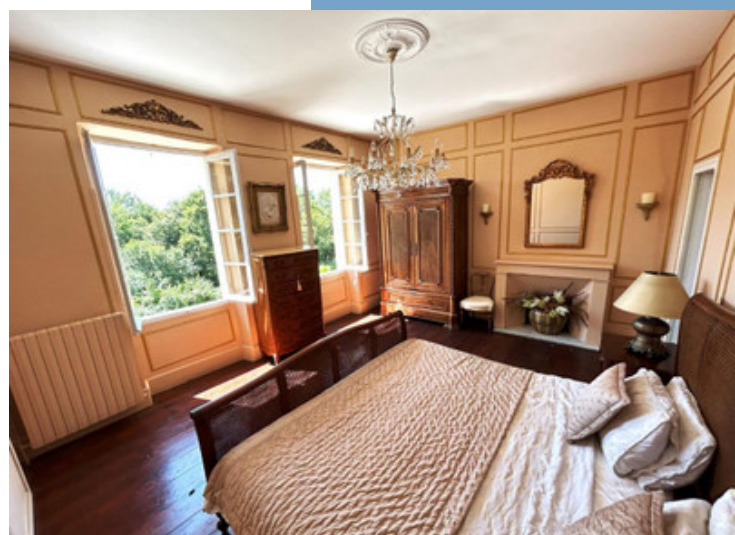
Boiler room 4m²

Study 16 m² with en-suite shower room 4.5 m² (possible 8th bedroom)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38684LUC40>

COMPLETE FILE AND PHOTO ON REQUEST

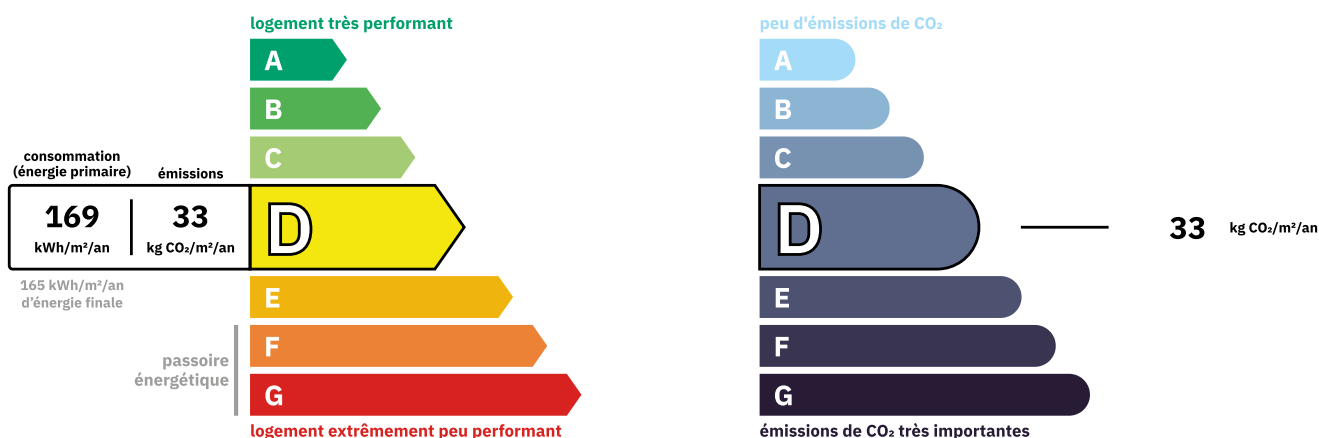


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 7290 € and 9930€ for 2021

NOTICE

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

1: 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

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AND PHOTOS
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