



SPLENDID 7 BED MANOR HOUSE WITH POOL  
AND EXCEPTIONAL VIEWS ACROSS THE  
HINTERLAND OF THE PUDE VALLEY.



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## PROPERTY FACT FILE

REFERENCE	A38806CDE24
PRICE	€ 599,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (569 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	365 m <sup>2</sup>
LAND	16462 m <sup>2</sup>
TOWN	La Chapelle-Grésignac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Magnificent Manor House set in a quiet village.
- Large property with ample entertaining areas.
- 4 acres of land including an orchard and veg patch
- Suitable for horses, flat grazing land.
- Structurally sound and ready to move in.

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The charm begins as you enter the courtyard of this delightful stone property. Situated in a quiet village, the house has wonderful views over rolling countryside and beautiful open skies. It is set in 1.6 hectares (4 acres), a quarter of which is an enclosed formal garden with many mature trees, giving shady spots no matter what time of

## DESCRIPTION

Large, newly renovated entrance hall (29.5M<sup>2</sup>) with travertine floor and handmade oak staircase. Leading off to the right is a spacious open plan dining/seating area (72.6 M<sup>2</sup>) which offers panoramic views of the magnificent countryside.

Adjoining the sitting area to the left is a conservatory (21.7M<sup>2</sup>) A hallway to the right leads to the kitchen (18 M<sup>2</sup>) which has glass doors to the rear outside seating/dining court yard.

At the end of the hallway is the master suite which consists of a spacious bedroom (20.18M<sup>2</sup>) with an en suite bathroom plus WC (6.8M<sup>2</sup>) and a dressing room (3.5M<sup>2</sup>).

Double French doors invite you to step into the front courtyard for coffee.

Ascending from the sitting room is another beautiful wooden staircase leading to a large, gracious mezzanine (38M<sup>2</sup>) which serves as a home office.

On this, the first floor, there are six bedrooms, one of which has an ensuite shower room with WC. There is also a family bathroom with WC, plus a shower room with WC.

- Bedroom 1. 17.5M<sup>2</sup>
- Bedroom 2. 16.7M<sup>2</sup>
- Bedroom 3. 13.4 M<sup>2</sup>
- Bedroom 4. 10.6 M<sup>2</sup>
- Bedroom 5. 13.4 M<sup>2</sup>
- Bedroom 6. 15.3 M<sup>2</sup>

There is access from the main entrance hall to a games room/gym (27M<sup>2</sup>) and laundry room which has wooden stairs to the first floor bedrooms and the shower room with WC.

The house offers the potential to use one wing as an annexe with its own entrance.

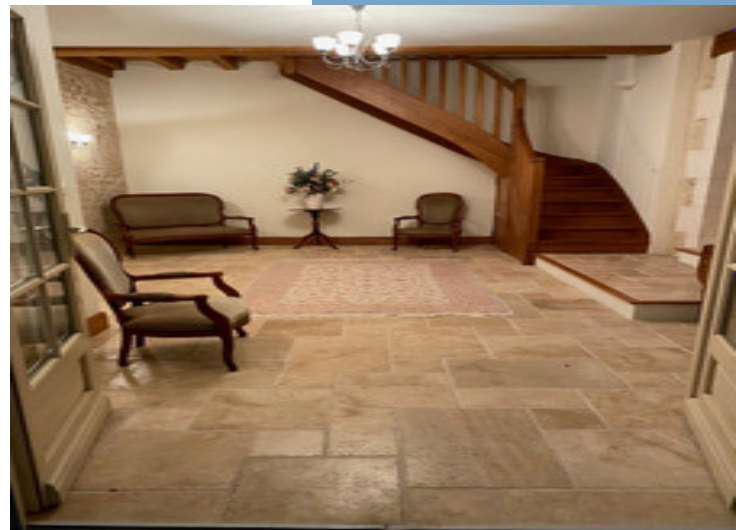
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Information about risks to which this property is exposed is available on the Géorisques website : <https://...>

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<https://leggettprestige.com/luxury-property-for-sale/view/A38806CDE24>

COMPLETE FILE AND PHOTO ON REQUEST



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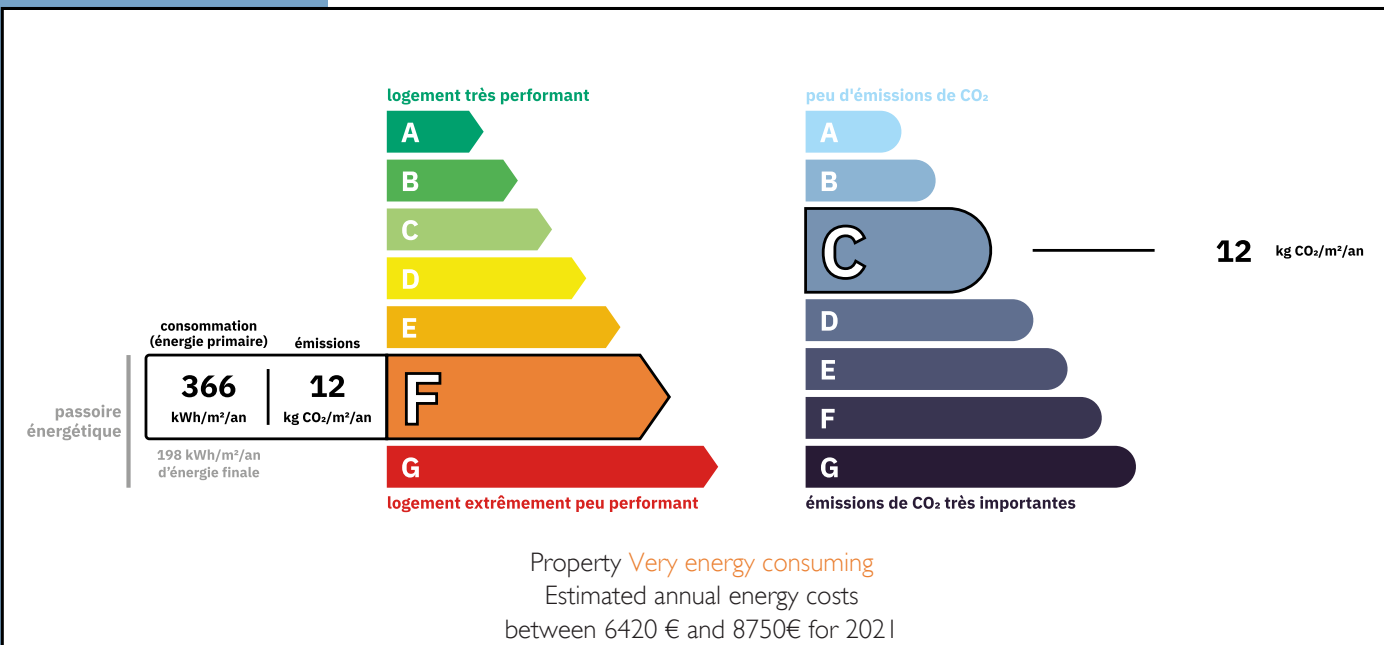


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## ENERGIE-DPE

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



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## CONTACT

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