LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BREATHTAKING MANOR AND GITE IN MAGNIFICENT GARDENS WITH WALLED VEGETABLE/FRUIT GARDEN, PONDS AND WATER SOURCE

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PROPERTY FACT FILE

REFERENCE	A45511DAC87
PRICE	€ 795,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	511 m²
LAND	67802 m²
TOWN	Rempnat
DEPARTMENT	
LOCATION	
TYPE	Manoir
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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





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- Stunning properties, immaculately presented
- Magnificent gardens and almost 7 hectares of land
- Lovely separate 3 bedroom gite
- Large walled fruit and vegetable garden
- Former hunting lodge and family home built 1885

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A truly stunning 5 bedroom, 4 bathroom manor house on almost 7 hectares of land, with separate 3 bedroom fully independent gite, walled vegetable and fruit garden, and beautifully manicured gardens. There is also a large barn, garage, and outbuildings including former kennel, gardeners cottage and lavoir. The manor house comprises



DESCRIPTION

The main entrance to the front of the manor house leads into a truly breathtaking large hallway (47m2) with a feature sweeping staircase. A door to the right of the hallway leads into the kitchen (19m2) with fitted units, gas cooker, dishwasher, fridge freezer, electric oven, microwave and gas Faber heater. There is an external door from the kitchen into the gardens at the side of the house. Stairs from the kitchen lead down into the vaulted double cellar with historic doors, whilst to the other side of the kitchen a small staircase leads up to the impressive dining room (30m2) with large windows to two sides giving a bright and airy feel. All the rooms have beautiful high ceilings and original parquet floors.
To the left of the hallway is a utility room (14m2) with points for washing machine, dryer, freezer, and the gas heating boiler. There is also an additional access point to the cellars.
Up on the higher level of the ground floor, next to the dining room is a large living room (39m2), with large windows giving expansive views over the grounds, and to the left of this room is the library (15m2) and an office (30m2).
There are two original 19th century chimneys in working order.
On the first floor there are two beautifully appointed bedrooms (24m2 and 18m2) with ensuite bathrooms, a lovely mezzanine sitting area and two large storage cupboards. The larger bedroom has a functioning chimney.
The incredible staircase then leads to the second floor which has two further en-su...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45511DAC87
COMPLETE FILE AND PHOTO ON REQUEST

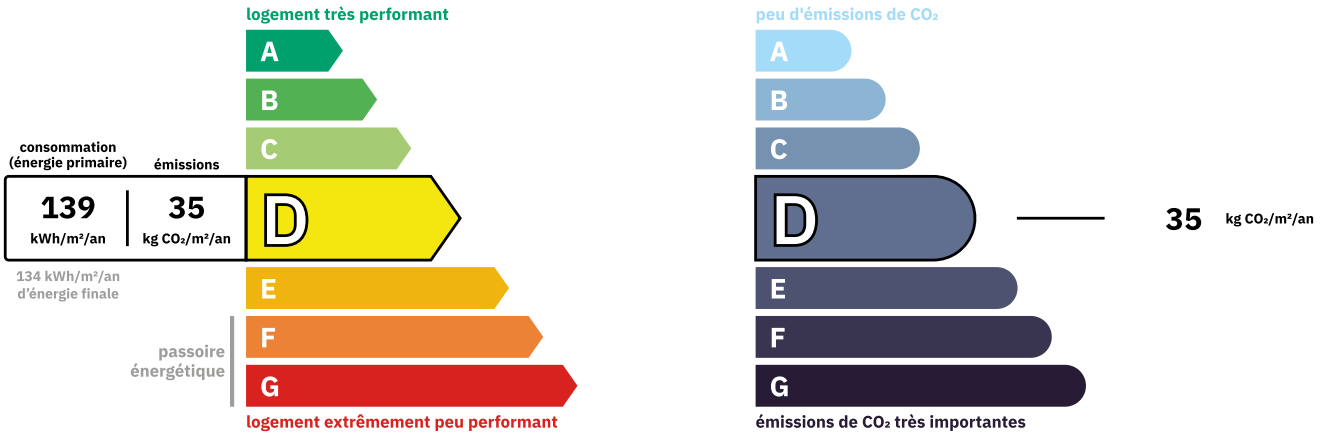
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7450 € and 10130€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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FILE COMPLETE AND PHOTOS ON REQUEST

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