



SENSATIONAL 18TH CENTURY, 8-BEDROOM
LOGIS WITH POOL, PIGEONNIER AND 3.5
HECATRES OF PARK AND WOODLAND.

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PROPERTY FACT FILE	
REFERENCE	A4682IJMR86
PRICE	€ 735,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (700 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	641 m ²
LAND	35261 m ²
TOWN	Civray
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Nearly 650m² of living accommodation
- Elegant reception rooms and 8 bedrooms
- 3.5 hectares of private grounds
- Stunning pool and provencal-style terraces
- Ideal for events or chambres d'hôtes

SENSATIONAL 18TH CENTURY, 8-BEDROOM LOGIS WITH POOL, PIGEONNIER AND 3.5 HECATRES OF PARK AND WOODLAN...

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A rare opportunity to acquire a magnificent 18th-century logis set within approximately 3.5 hectares of beautiful parkland on the edge of a charming riverside village, just a short walk from a bakery and bar-restaurant.

DESCRIPTION

Set on the edge of a charming riverside village, within easy walking distance of the local bakery and bar-restaurant, this magnificent 18th-century logis is a rare opportunity to acquire an elegant period home with exceptional character, generous accommodation and outstanding lifestyle potential.

Approached through its beautiful porched gateway and wooded grounds of approximately 3.5 hectares, the property retains an abundance of original features including grand reception rooms, high ceilings, fireplaces and period architectural details that reflect its rich history.

The spacious accommodation is perfectly suited to both family living and entertaining. The ground floor comprises an impressive entrance hall, elegant dining room, both formal and informal reception rooms, a family dining room, fitted kitchen, utility room, guest WC, bathroom and a ground-floor bedroom with its own shower room, ideal for guests or independent living.

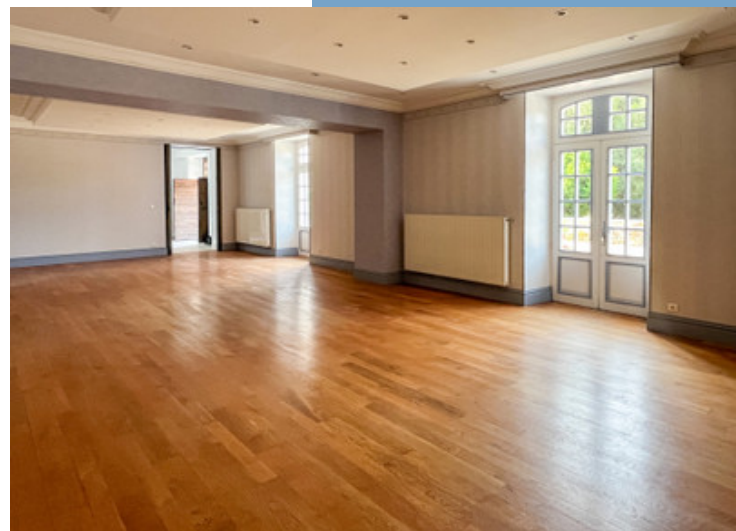
Upstairs are seven further bedrooms, including four with private en-suite shower rooms, together with two family bathrooms, a separate WC and a large linen room. An extensive attic above offers excellent storage and potential for further development, subject to the necessary permissions.

A delightful glazed orangery provides an elegant additional living space overlooking the gardens. Above, a substantial area has already been largely converted into a separate apartment, comprising a spacious open-plan living area with a mezzanine and balcony enj...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46821JMR86>

COMPLETE FILE AND PHOTO ON REQUEST



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

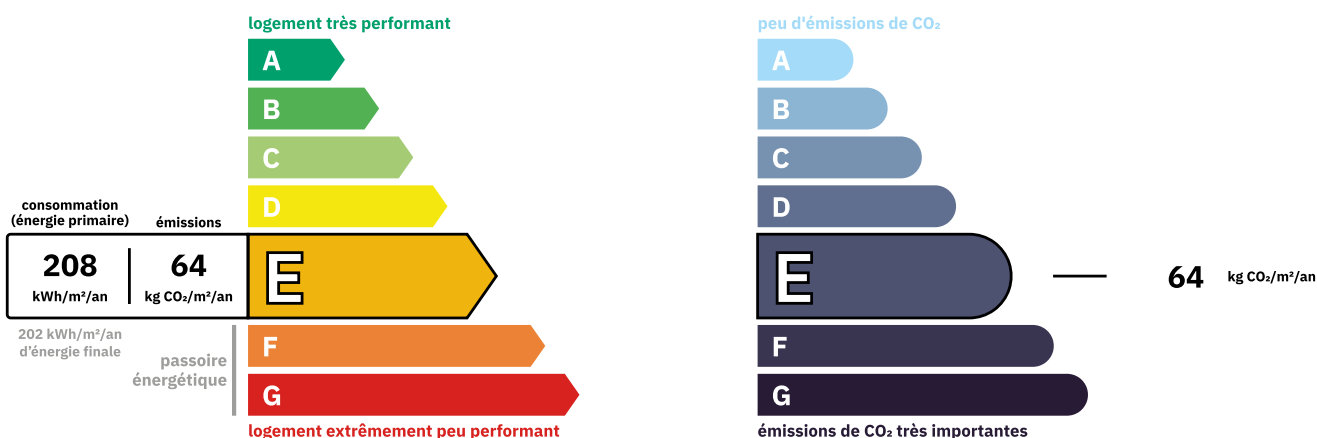
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ENERGIE-DPE

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 118040 € and 24470€ for 2023

NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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