

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

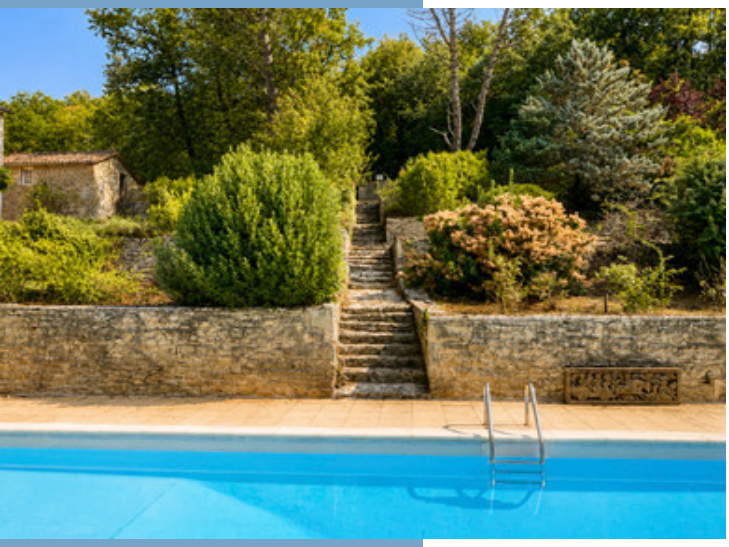
www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A46821JMR86
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 m²
LAND	35261 m²
TOWN	Civray
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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

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- 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

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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.

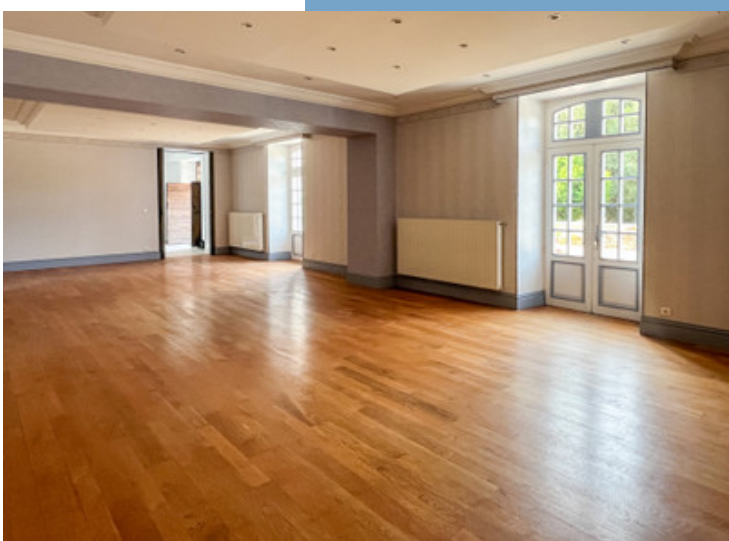
Approached through its beautiful porched gateway and wooded grounds of approximately 3.5 hectares, the property retains an abundance of original features including grand reception rooms, high ceilings, fireplaces and period architectural details that reflect its rich history.



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

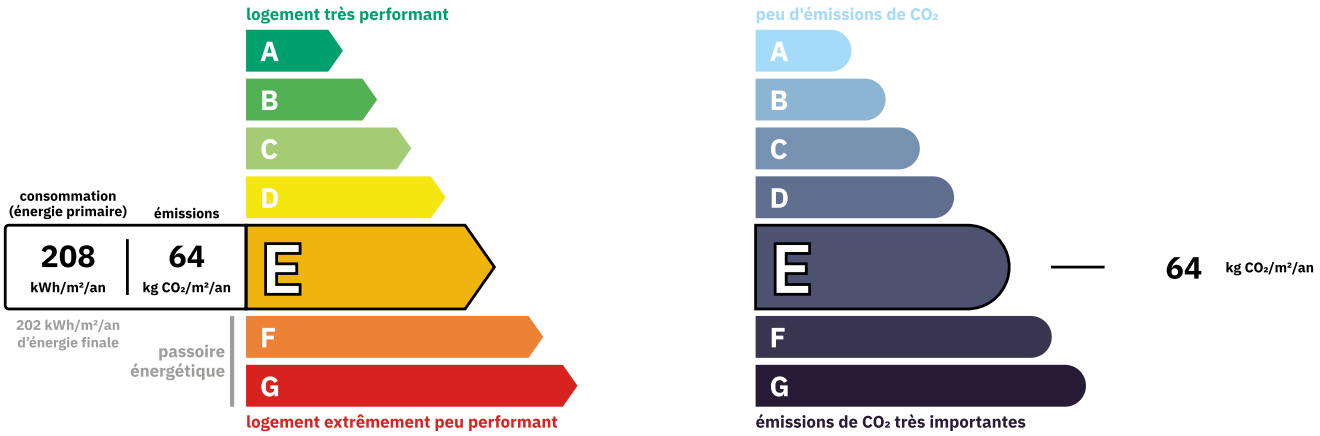
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 118040 € and 24470€ for 2023

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.

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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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FILE COMPLETE AND PHOTOS ON REQUEST

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