



MAGNIFICENT 16TH CENTURY LOGIS,  
COMPLETELY RENOVATED. 4 BEDROOMS,  
SWIMMING POOL & JACUZZI. EXCEPTIONAL  
VIEWS.

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EXCEPTION...



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A28232NWO16                                                               |
| PRICE                                                                           | € 900,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 4                                                                         |
| BATHROOM                                                                        | 2                                                                         |
| ACCOMMODATION                                                                   | 312 m²                                                                    |
| LAND                                                                            | 54510 m²                                                                  |
| TOWN                                                                            | Chalais                                                                   |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Isolated                                                                  |
| TYPE                                                                            | Maison de Vacances, House,<br>Family Home                                 |
| CONDITION                                                                       |                                                                           |
| FEATURES                                                                        | Swimming Pool, Other Drainage,<br>Garage                                  |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |





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Dating back to the 16th century, it has been magnificently renovated, while retaining its original character. It boasts a wealth of authentic features, including monumental fireplaces, stained glass windows, interior shutters, stone walls and exposed beams, terracotta floor tiles... Everything you would expect from a building steeped in history,

## DESCRIPTIF

- \* The house is equipped with underfloor, oil-fired central heating system (Viessman boiler).
- \* The windows are single-glazed, but have internal shutters.
- \* Part of the land is farmed by a neighbouring farmer.

### GROUND FLOOR:

- Main entrance
- 43.7m2 fully-equipped kitchen with dining
- Boiler/laundry room 16m2
- Storeroom
- Wine cellar 13m2
- 52m2 lounge/games room
- WC

### 1st floor:

- Living room of 52 m2
- Master suite 30m2 with 6m2 shower room and dressing room.
- 3 bedrooms of 19.7, 19.7 and 18m2 respectively.
- Bathroom of 8.8m2
- wc

### 2nd floor:

- Attic covering the surface area of the house.

### Outside area:

- Summer kitchen of approximately 30m3 with bread oven.
- Barn and adjoining stable of 200m2, with direct access to the house
- Dovecote (shed)
- Heated 10 x 4m swimming pool with jacuzzi.
- Spring at the foot of the building, supplying a water tank for the garden,
- 2 old wells

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Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28232NWO16>

COMPLETE FILE AND PHOTO ON REQUEST



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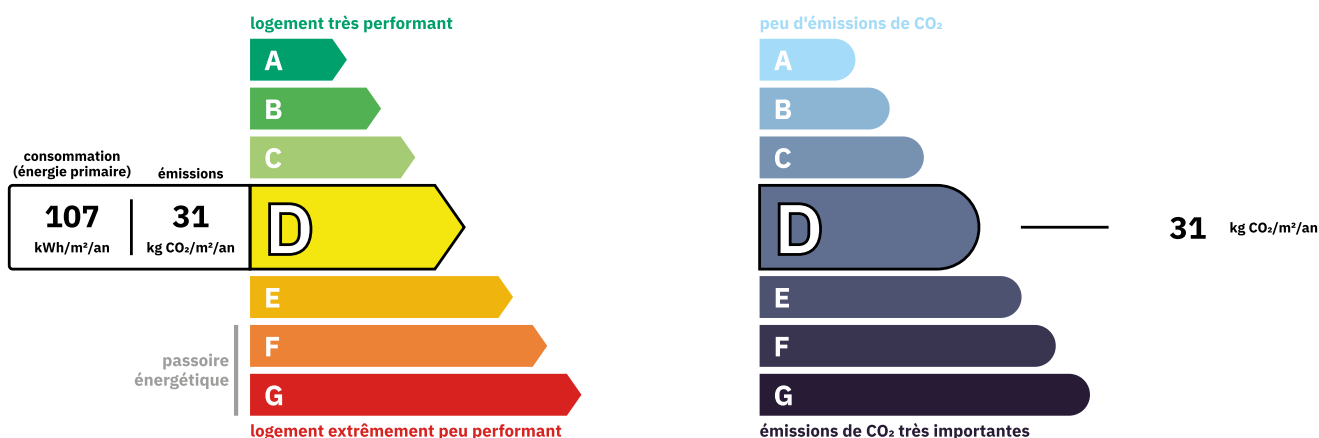
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2627 € and 3555€ for 2021

## NOTICE

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

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## CONTACT

Réf : A28232NWO16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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