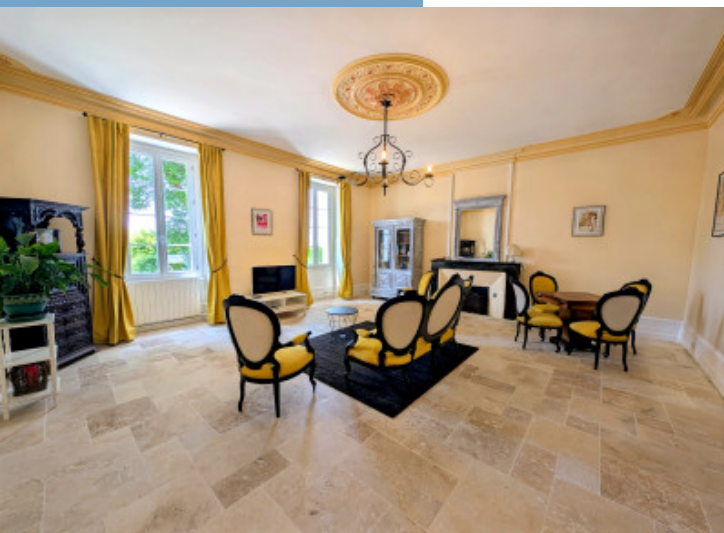
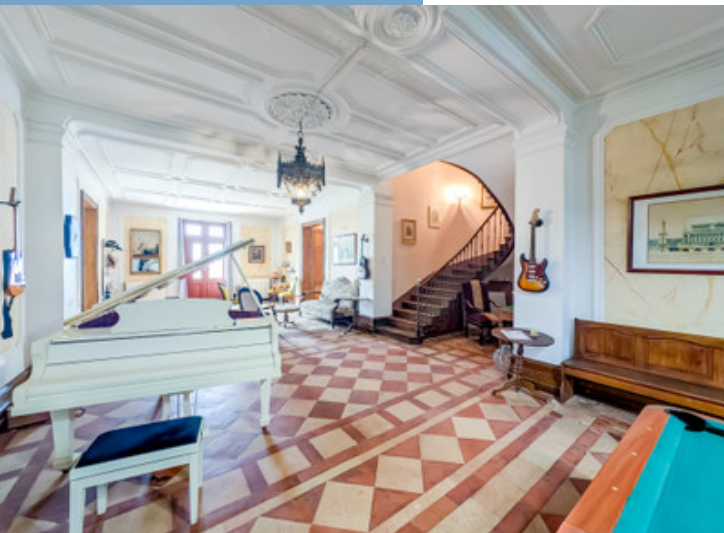




ELEGANT MANOR HOUSE WITH POOL MATURE  
GARDEN AND LARGE OUTBUILDINGS IN  
CHARENTE MARITIME, AN HOUR FROM  
BORDEAUX

ELEGANT MANOR HOUSE  
WITH POOL MATURE  
GARDEN AND LARGE  
OUTBUILDINGS IN  
CHARENTE MARITIME, AN  
HOUR FRO...



PROPERTY FACT FILE	
REFERENCE	A33710ELM17
PRICE	€ 767,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	555 m <sup>2</sup>
LAND	10370 m <sup>2</sup>
TOWN	Lorignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Impressive Maison de maître 1862
- Original features: fireplaces, moldings, wood floor
- 6 bedrooms and 5 shower rooms
- Salted swimming pool next to the French garden
- Large outbuildings 600m<sup>2</sup>

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WITH POOL MATURE  
GARDEN AND LARGE  
OUTBUILDINGS IN  
CHARENTE MARITIME, AN  
HOUR FRO...  
Ref : A33710ELM17

Located in a lovely hamlet in the Charente Maritime, this magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large oak windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness

## DESCRIPTION

Située dans un hameau de la Charente-Maritime, cette magnifique maison de maître, construite en 1862, vous séduira par son architecture néoclassique et son charme intemporel. Ses façades en pierre de taille, ses hauts plafonds, ses grandes fenêtres en chêne et son porche triangulaire lui confèrent une allure majestueuse. À l'intérieur, vous serez séduit par les volumes généreux, la luminosité et les éléments d'origine : parquets en bois, cheminées en marbre et moulures. La maison offre de grands espaces de vie tels salle à manger, salon, séjour, bureau au rez-de-chaussée et 6 chambres spacieuses et 4 salles d'eau à l'étage accessible par un grand escalier en bois.

De vastes dépendances, un jardin à la française, une piscine, un grand terrain ainsi qu'une cour intérieure avec sa terrasse couverte complètent ce tableau idyllique.

Ideally located between Jonzac and Pons and only 35 minutes from Royan and 1 hour from Bordeaux, this property offers you the calm of the countryside while remaining accessible to all amenities. Commodities 2km : convenient store and post office

### About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the v...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33710ELM17>

COMPLETE FILE AND PHOTO ON REQUEST

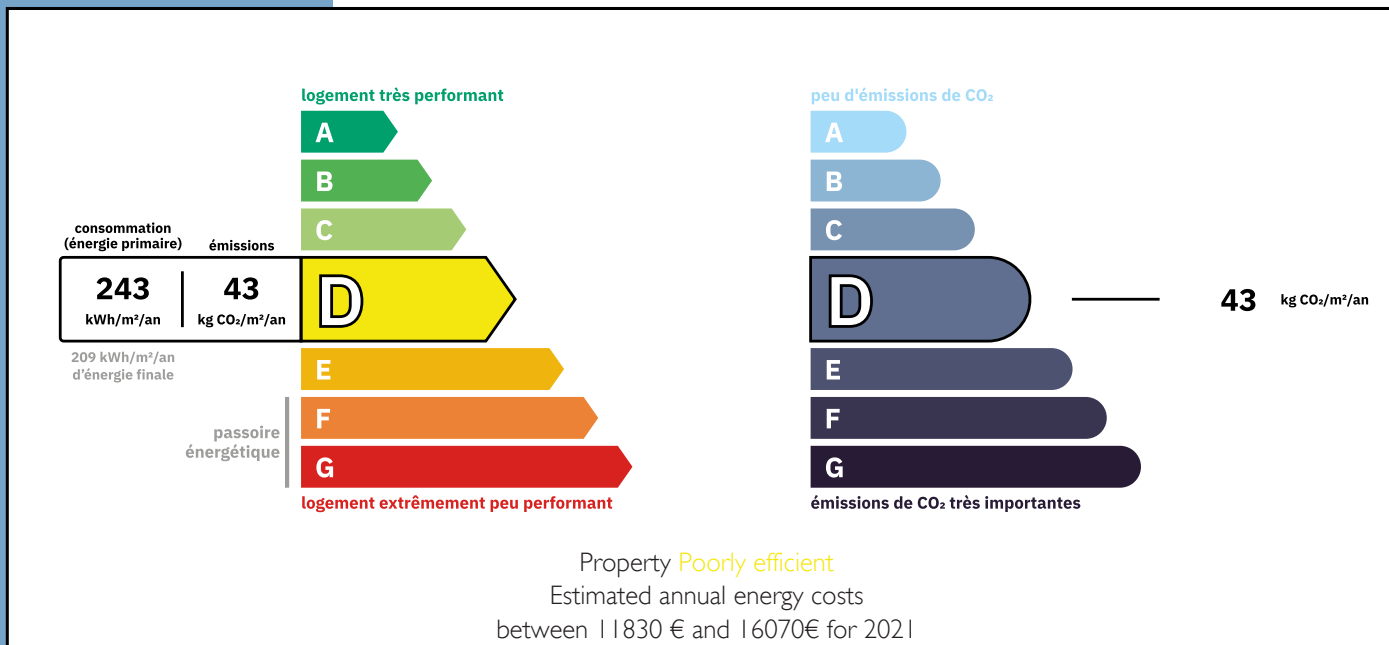


ELEGANT MANOR HOUSE  
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OUTBUILDINGS IN CHARENT  
MARITIME, AN HOUR FRO...

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

Ref : A33710ELM17

## ENERGIE-DPE



## NOTICE

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

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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

Réf :A33710ELM17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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