



ELEGANT FRENCH MANOR HOUSE WITH GUEST ACCOMMODATION, POOL AND OUTBUILDINGS NEAR COGNAC

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PROPERTY FACT FILE	
REFERENCE	A46302ELM16
PRICE	€ 649,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (612 265 EUR hors honoraires)
BEDROOM	10
BATHROOM	6
ACCOMMODATION	475 m ²
LAND	5934 m ²
TOWN	Criteuil-la-Magdeleine
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Maison de Maître dating back to 1880
- Large living spaces
- Great potential income
- Large outbuildings
- Mature and private garden with pool

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This elegant manor house transports you back in time with its authentic setting and the charm of old-world France. The property's character has been carefully preserved, evident in its majestic white stone façade, high ceilings, original flooring, stone fireplaces, and delightful architectural details. While retaining its historic appeal and

DESCRIPTION

From the moment you step inside, this elegant character home impresses with its spacious entrance hall featuring original period floor tiles and a beautiful wooden staircase. The hall leads to generous reception rooms, with a welcoming sitting room on one side and a bright, spacious living room on the other, creating ideal spaces for entertaining family and friends.

The open-plan dining room and kitchen form the heart of the home, offering a warm and sociable space for everyday living. A utility room, guest WC, second entrance with its own staircase and an additional ground-floor bedroom provide excellent flexibility for family life or visiting guests.

Upstairs, the landings lead to five comfortable bedrooms, including an attractive master suite with dressing room and en-suite shower room. Two additional shower rooms and a family bathroom complete the accommodation.

The second floor offers a further bedroom together with extensive attic space.

Attached to the main house, yet completely independent, is a charming one-bedroom guest accommodation with a living room and kitchen on the ground floor and a bedroom with shower room upstairs. Adjacent to this is a second building of similar layout, offering exciting potential to create an additional holiday cottage (subject to any necessary permissions).

The extensive outbuildings provide exceptional versatility, whether you require workshops, storage, garages or wish to develop further guest accommodation.

Outside, the heated s...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46302ELM16>

COMPLETE FILE AND PHOTO ON REQUEST

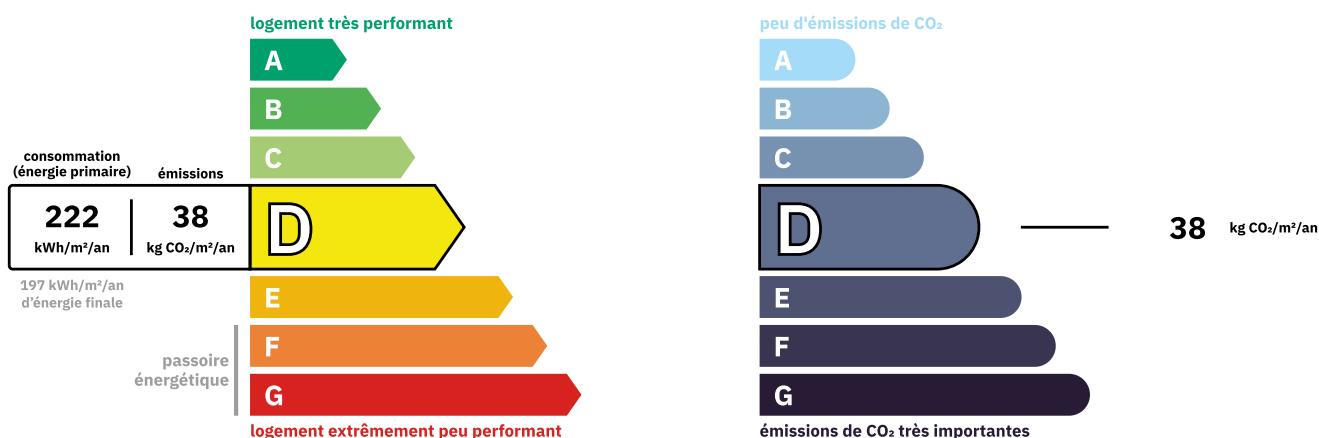


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ENERGIE-DPE

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 8454 € and 11438€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf : A46302ELM16
FILE COMPLETE
AND PHOTOS
ON REQUEST

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