

STUNNING MANOR HOUSE SET IN OVER 8 HECTARES OF LAND WITH 5 COTTAGES AND LARGE OUTBUILDINGS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

STUNNING MANOR HOUSE SET IN OVER 8 HECTARES OF LAND WITH 5 COTTAGES AND LARGE OUTBUILDINGS ...







PROPERTY FACT FILE

REFERENCE	A47055JMR16
PRICE	€ 636,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (600 000 EUR hors honoraires)
BEDROOM	26
BATHROOM	12
ACCOMMODATION	895 m²
LAND	88724 m²
TOWN	Hiesse
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Private drainage, Barns - outbuildings, Detached

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Over 8 hectares of land
- Great commercial opportunities
- Large Maison de Maître offering flexible living
- 5 cottages (one rented out long-term)
- Great-sized outbuildings

STUNNING MANOR HOUSE SET IN OVER 8 HECTARES OF LAND WITH 5 COTTAGES AND LARGE OUTBUILDINGS ...

Ref : A47055JMR16

Set within over 8 hectares of private, attached grounds near Confolens, this exceptional 17th-century estate combines the charm of French country living with outstanding commercial potential.

At its heart is an impressive 536 m² manor house, rich in period



DESCRIPTION

Set in the peaceful Charente countryside, approximately 10 km from Confolens, this remarkable country estate offers an exceptional combination of historic character, generous accommodation and considerable potential. The property comprises approximately 895 m² of residential accommodation together with an extensive range of barns, stables and agricultural buildings, all set within 88,724 m² (8.87 hectares) of grounds.

The Manor House

At the heart of the estate stands an impressive early 17th-century manor house of approximately 536 m². Full of period character, the building is currently arranged as three distinct living areas, providing considerable flexibility for a large family, multi-generational living, guest accommodation or a hospitality project. The layout could also be reconsidered to create a more unified principal residence.



The central section offers approximately 111 m² of living space on the ground floor, including an entrance hall, a welcoming sitting room with an attractive fireplace, a kitchen/dining room and a library. An original stone staircase leads to the first floor, where approximately 116 m² comprises four spacious bedrooms, a bathroom and a principal suite. The uppermost floor provides further space with potential for conversion, enhanced by a large glazed opening bringing in abundant natural light and enjoying far-reaching views.

The eastern section of the manor includes an entrance hall, kitchen, dining room, sitting room, study and shower ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47055JMR16

COMPLETE FILE AND PHOTO ON REQUEST

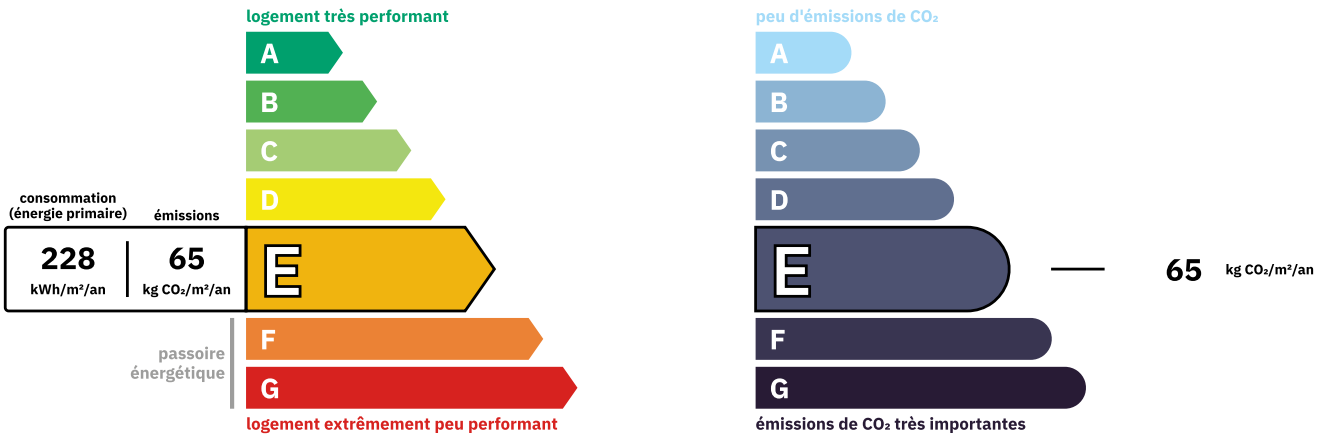
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING MANOR HOUSE SET IN OVER 8 HECTARES OF LAND WITH 5 COTTAGES AND LARGE OUTBUILDINGS .

Ref : A47055JMR16

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 14680 € and 19890€ 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.

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 :A47055JMR16
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr