LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



THE FORMER MANOR HOUSE AND ESTATE OF THE FAMOUS FRENCH PRESIDENT FRANÇOIS MITTERAND

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PROPERTY FACT FILE

REFERENCE	A47649REC16
PRICE	€ 650,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (613 208 EUR hors honoraires)
BEDROOM	12
BATHROOM	10
ACCOMMODATION	610 m²
LAND	14999 m²
TOWN	Nabinaud
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Manoir, Maison de Maitre
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Manor House and Guest House – 610m of living space
- 14,999m² estate with private gardens and terraces
- Swimming pool and children's paddling pool
- Great commercial potential
- Panoramic views over the Dronne Valley

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François Mitterrand had a deep attachment to this family estate, once owned by his maternal grandparents and situated on the border between Charente and Dordogne, where he spent part of his childhood. It was here, at the Manoir de Nabinaud, surrounded by nature, that he found and gathered a strength that would stay with



DESCRIPTION

At 1 hour 30 minutes from Bordeaux, 40 minutes from Angoulême and Périgueux and a little over an hour from the Atlantic coast this beautiful Domaine has excellent road, rail and aiport links.

The Manor — 454 m² of living space
Ground Floor
Entrance Hall — 14.9 m²
Tiled floor, staircase.

Dining Room — 36.5 m²
Tiled floor, fireplace, 3 windows.

Sitting Room — 41.5 m²
Wooden floor, French doors, 2 windows, exposed stonework, wood-burning stove, staircase.



Professional Catering Kitchen — 26 m²
Tiled floor, French doors, direct access to the garden, professional range cooker, extractor hood, 2 electric ovens, dishwasher, fridge-freezer. Decorative finishing works to be completed.

Second Sitting Room — 31 m²
Wooden floor, fireplace with wood-burning stove, 2 windows.

Family Kitchen — 40 m²
Wooden floor, range cooker, electric oven, fridge-freezer, central island, exposed beams, 2 windows, French doors opening onto the terrace, connecting door to the sitting room.



Utility Kitchen — 6.6 m²
Wooden floor, sink, laundry area.

WC with Washbasin — 2.1 m²

Boiler Room — 5.8 m²
Cement floor, oil-fired boiler.

Cellar / Pantry — 3 m²

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47649REC16

COMPLETE FILE AND PHOTO ON REQUEST

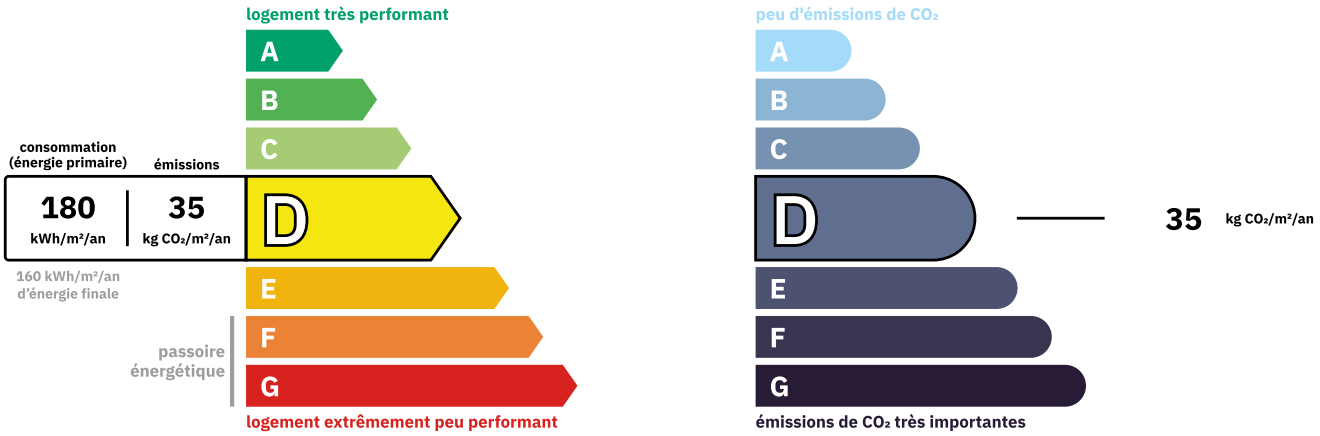
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7801 € and 10555€ 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 :A47649REC16
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