

Newly refurbished 5/6 bedroom Manoir with Cottage, outbuildings, swimming pool and nearly 20 acres with lake

EXCLUSIVE



INFORMATION

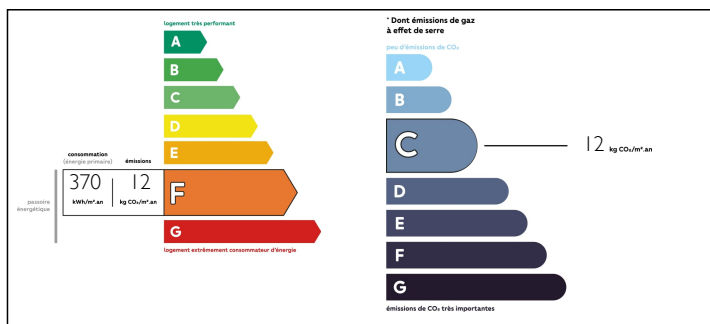
Town:	Bors (Canton de Tude-et-Lavalette)
Department:	Charente
Bed:	8
Bath:	3
Floor:	246.5 m2
Plot Size:	72850 m2



IN BRIEF

This recently refurbished manoir house is situated within its own nearly 8 hectare grounds - peaceful and isolated. The Maison de Maître has 5/6 bedrooms and to the rear, it has a secluded 8x4m heated pool. The house is successfully rented out throughout the summer months. Detached from the main house, there is a newly refurbished cottage with 2 bedrooms - ideal for rental. Within the grounds there are many large outbuildings - possible for conversion into gîtes - and a 1 hectare lake. Just 10kms from the beautiful village of Aubeterre Sur Dronne on the Charente/Dordogne Border - A rare opportunity! Please note that there are rentals for 2024, which will be honoured by the current owners.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: 2152 EUR

NOTES

DESCRIPTION

You approach the property along its long own driveway, through stone pillars and metal gates into a large courtyard.

This is surrounded by outbuildings.

The main house is to the right of the gate.

Entry is through the main door into the hallway (11m²), with original staircase.

To the left, you will find the living space (30m² and 28m²) split into 2, each with it's own fireplace.

To the right of the hallway, there is a fully fitted kitchen / dining area (27.4m²), with original fireplace and door to outside.

Under the stairs, there is a toilet (1.7m²).

Upstairs, there are 5/6 bedrooms (one needs refurbishment - 22.2m², 10.6m², 13.5m², 10.7m², 12.6m² and 14.7m² - and and 2 bathrooms (4.7m² and 3m²).

Along from the house, you will find the cottage or gite, which has an entrance hall (5.8m²), kitchen / living space (20m²), 2 bedrooms (13.2m² and 11.9m²), bathroom (4.6m²) and separate WC (2.9m²).

To the rear of the main house, there is a heated pool and, as the property is in an elevated position, there are stunning views.

The lake is situated within the grounds and is around 1 hectare in size.

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