LEGGETT
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Ref: 98386TRE16 Price: 487 600 EUR

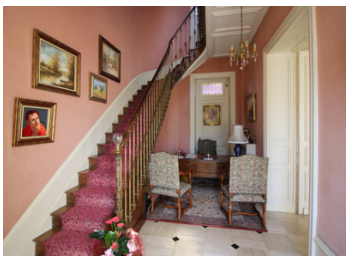
agency fees included: 6 % TTC to be paid by the buyer (460 000 EUR without fees)

Beautiful manor house dating from 1887, in excellent condition, set in its own parkland gardens with forest.















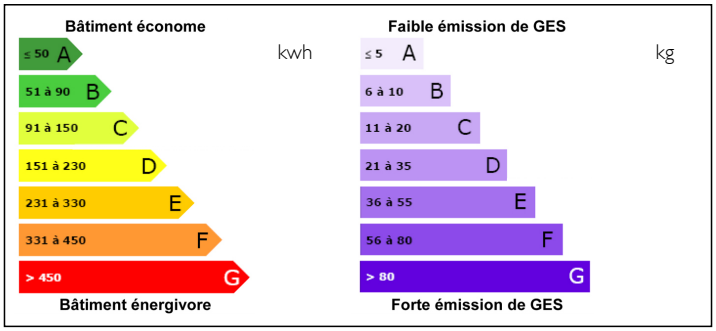
INFORMATION

Town:	Luxé
Department:	Charente
Bed:	7
Bath:	2
Floor:	270 m2
Plot Size:	28827 m2

IN BRIEF

This magnificent manor house, dating back to 1887 benefits from 7 bedrooms, 270 M2 of living space, oil fueled central heating, outbuildings and many architectural features. The ground floor was used as an art gallery until 2016. The parkland garden currently participates in "Rendez vous aux Jardins" park and national garden project and exhibits in June. There are three hectares of parkland gardens with forest, with a varied and luxurious vegetation, including flowerbeds, roses, two yew trees and it is surrounded by magnificent cliffs. The manor house is ideally located on the edge of a classified site "The lime kiln of Echoisy". Only 5 minutes from local amenities. 30 minutes from Angoulême, 55 minutes from Cognac, 1h.10 minutes from the airport of Poitiers. 1h.14 minutes from Limoges and 1h.53 minutes from Bordeaux airport.

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.

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LOCAL TAXES

Taxe foncière: **2400 EUR**

NOTES

DESCRIPTION

On the ground floor :

From the main entrance hall, with its elegant staircase, WC and office space. To the left of the entrance hall is the dining room with feature fireplace, continuing through to a small kitchen breakfast room. To the right of the entrance hall is the formal large reception room and following through is the formal lounge with a feature marble fireplace and rosettes / decorative moldings. Both filled with natural light. Overlooking the terrace and garden.

On the first floor:

An elegant staircase leads you to the landing, with one large bedroom / TV room to your right. To the left you will find a family bathroom and a further two large bedrooms.
Access to balcony.

On the second floor:

An elegant staircase leads you to the landing, with one large bedroom to the right. To the left you will find a family bathroom and a further two large bedrooms and one small bedroom.

This house benefits from oil central heating, and individual sanitation installed in 1987.
(standards to be confirmed).

Outside:

Various detached outbuildings offering many possibilities. Garage / barn with mezzanine, old hemp dryers / tower, laundry area over two floors, storage room over two floors. Courtyard parking, parkland, cliffs, garden and forest.
The large outbuildings could easily be converted into three gites / separate accommodation.
This beautiful property with beautiful park is ideal for Hotel, Bed and Breakfast, Art Gallery, Holiday