

Stunning 4 bed manor house built on the foundations of a chateau, complete with separate "Rapunzel tower"

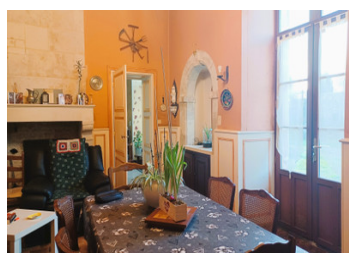
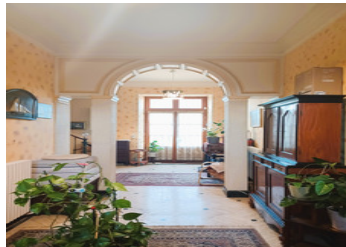


INFORMATION

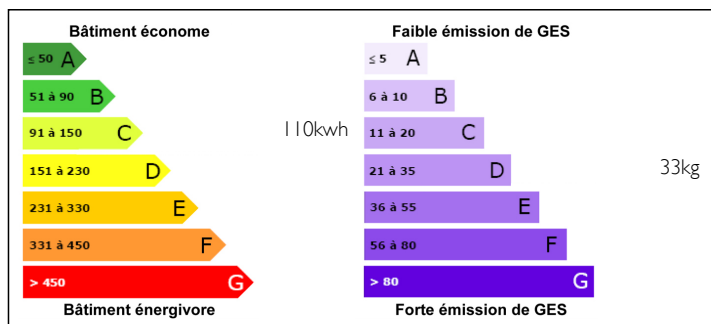
Town:	Coulonges-sur-l'Autize
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	262 m2
Plot Size:	11000 m2

IN BRIEF

This impressive house has 291 m² of living space and sits within 11,100 m² of land that is not overlooked. It has 4 bedrooms, all with character befitting such a grand house, including bright rooms with high ceiling complete with original moulding and woodwork. Although the property's interior is in need of some refreshment, it's easy to see its amazing potential. The stone staircase and archways will just take your breath away.

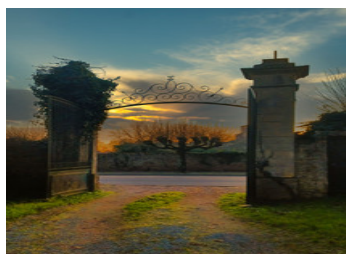


ENERGY - DPE



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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.



DESCRIPTION

The house faces south-east, maximising the sun throughout the day. It is composed of a two living rooms, dining room, office, a fitted kitchen, bathroom and utility. Upstairs there are 4 bedrooms and one bathroom. There is also a large attic for conversion and a large cellar with well.

The property benefits from oil-fired heating.

This delightful property offers a range of outbuilding, what would have been staff accommodation, stables and an orangery. All dating back to the 17 century, as well as the stand alone tower complete with bedroom and bathroom. The parkland is set behind stone walls and includes specimen trees, a stream, pond, lawns, potager and grazing. All within walking distance of the town

The property is located in the commune of Coulonges-sur-l'Autize. There are several schools (nursery, primary and secondary) within 10 minutes: the Collège Henri Martineau, the Private Primary School

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

LOCAL TAXES

Taxe foncière: 2110 EUR

NOTES