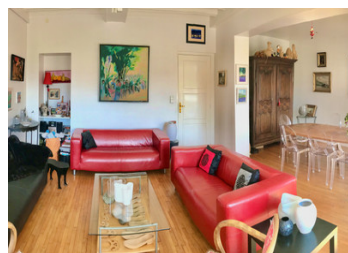


Authentic French Manor with grounds of 5.65 hectares



INFORMATION

Town:	Barges
Department:	Haute-Saône
Bed:	6
Bath:	4
Floor:	534 m2
Plot Size:	56511 m2

IN BRIEF

Authentic French manor beautifully renovated with grounds of more than 5.5 hectares laid to lawn and with plenty of mature trees situated at the edge of a small country village on the border of the Haute Saone and Haute Marne.

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 foncière: 1897 EUR

Taxe habitation: 890 EUR

NOTES

DESCRIPTION

The Manor is beautifully renovated and offers dual occupancy. The house is divided into two living quarters, both with their own lounge, dining room, kitchen, 3 bedrooms each, toilets and bathrooms, etc.

The 2 units are connected on all floors with interconnecting/adjoining doors and can as such also be used as one big family home

One part of the house has been modernised through renovation whilst the other part has been restored to its previous glory with all the old features still in place.

The building is completely insulated, has double glazing and is centrally heated by wood pellets fed automatically into the main burner from a large pellet store in the adjacent building.

There are 3 annexes:

A large Barn with parking facilities for 6 cars and a vaulted cellar.

The old stables can still be made useful.

An "Horticultural Workshop" with a large glass wall. This annex might also easily serve as an artists workshop, a music room or any other type of work shop. There is a second small vaulted cellar underneath this Atelier.

A "Tourelle de Chasse" which is a small tower for the hunters to keep an eye on their dogs while they roam the fields. The small chambers on the ground floor, the first floor and the top terrace are still original.

The parkland of 5.6 ha. is well maintained and faces west giving it full sunshine throughout the whole day. The entire 56.500m2 park is completely enclosed, partly by the original stone wall...