LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A07748 Price: 395 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (379 807 EUR without fees)

Elegant manor house, ideal B&B, boutique hotel or family domaine, 4ha of garden and woodland. Stunning!















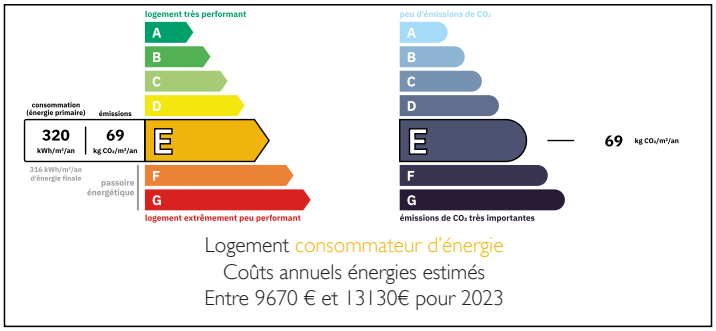
INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	475 m2
Plot Size:	39394 m2

IN BRIEF

This striking manor house offers four ensuite bedrooms, with further rooms available for renovation, giving the opportunity to create extra bedrooms or living areas. Arrive in the grand hallway with its intricately tiled floor, and then into the large, elegant lounge and adjoining dining room, both retaining fine original features such as ornate plasterwork on the ceilings, wood panelling, and open fireplaces. The house has an enclosed garden to the rear, while the wider estate extends to around 4 hectares, incorporating meadows and mature woodland. A range of stone outbuildings and a substantial barn provide ample space for storage, workshops, or conversion into separate accommodation if desired. With its character, space, and versatility, this property would suit a variety of uses, whether as a welcoming family domain, a boutique hotel, a wedding venue, or a charming bed and...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9670 € et 13130€ pour 2023

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: **2320 EUR**

NOTES

DESCRIPTION

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ENTRANCE HALL (2,6m x 11,5m = 29,4m2)
This grand hallway sets the scene as soon as you enter the property, with an ornate tiled floor and elegant chandeliers with their delicate ceiling roses. A handsome central staircase leads to the floors above.

KITCHEN (4m x 5,7m = 22,6m2)
Stately dimensions blend perfectly with rustic charm in this welcoming kitchen. A gigantic stone fireplace houses an ornate cuisinière. A wall of built-in cupboards gives ample storage. A door leads into the "tower" which offers additional utility and pantry rooms on the ground floor. A further door leads out to the enclosed rear garden.

LOUNGE (5,3m...