LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18021 Price: 798 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR without fees)

Elegant 7 bed manor with 2 bed guest house, barn, pool, courtyard, gardens and extensive grounds near Maulay.















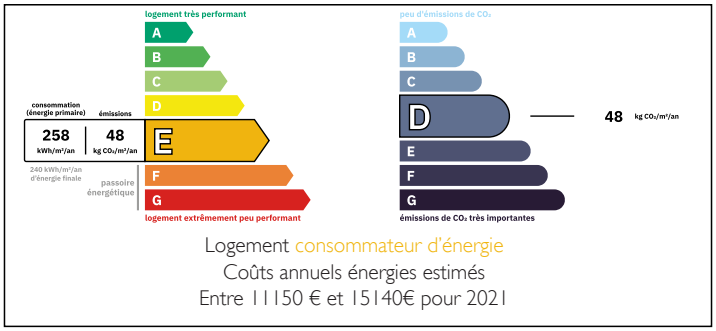
INFORMATION

Town:	Maulay
Department:	Vienne
Bed:	9
Bath:	6
Floor:	592 m2
Plot Size:	406347 m2

IN BRIEF

360 DEGREE VIRTUAL TOUR AVAILABLE. Whether you are seeking a private family residence with generous space for guests or a property suited to a boutique hospitality venture, this beautiful manoir offers the ideal countryside retreat. Tastefully decorated throughout, it features exposed and painted beams, stone walls, stone and wooden flooring, complemented by a guesthouse, barn annexe, and swimming pool. Set within 98 acres of land, the estate includes a pond and grassland suitable for horses.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 11150 € et 15140€ pour 2021

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: **3505 EUR**

NOTES

DESCRIPTION

The manoir (500m2) comprises :

a library (28m2) with stone staircase to the first floor
WC (3m2)
a vestibule (5m2)
a large bedroom (26m2) with adjoining shower room (11m2) and bedroom (14m2)
a dining room (24m2) with a door to the courtyard and a door to the terrace
a lounge (32m2) with a fireplace with pellet stove, a door to the courtyard and a door to the terrace
a large lounge (55m2)

a fitted kitchen (32m2) with pellet stove, a door and double doors to the rear patio
a back kitchen (5m2)
a cellar (9m2) with a door to the rear patio
a storage room (2m2) under the stairs
a room (7m2) used for storage
another room accessed from the rear patio.

On the first floor :
a landing (6m2)
a bedroom (30.5m2) with built-in cupboards and WC
a large bathroom (17m2) with shower, bath, bidet, WC and built-in cupboard and a dressing room (13m2) with built-in cupboards
a large bedroom (55m2)
A corridor from the landing leads to :
a bedroom (23.5m2) with en-suite shower room (8m2) with shower, double basins and WC
a bedroom (21m2) with en-suite shower room (7m2) with shower, washbasin and WC
a further bedroom (33m2) and bathroom (7m2) and large cupboard (5m2). This room has a wooden staircase leading to a room (23m2) on the ground floor with pellet stove and two doors to the courtyard.

In the basement (45m2) :
a corridor (8m2) at the end of which is a WC (1m2)