

Stunning manor house near medieval market town. 7 bedrooms, 4 bathrooms, over 4 hectares of land, tennis court



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	7
Bath:	4
Floor:	447 m2
Plot Size:	48663 m2

IN BRIEF

Outstanding 7 bedroom manor house on the edge of Confolens, with just under 5 hectares of land, including a tennis court and large barn.

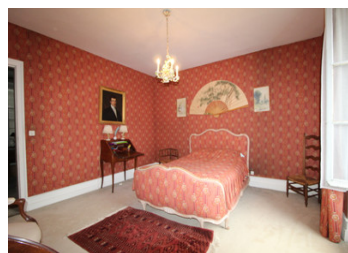
On the ground floor are an office, 2 reception rooms, large dining room and kitchen.

On the lower ground level are a second kitchen opening onto the garden, a boiler room, laundry room and wine cellar.

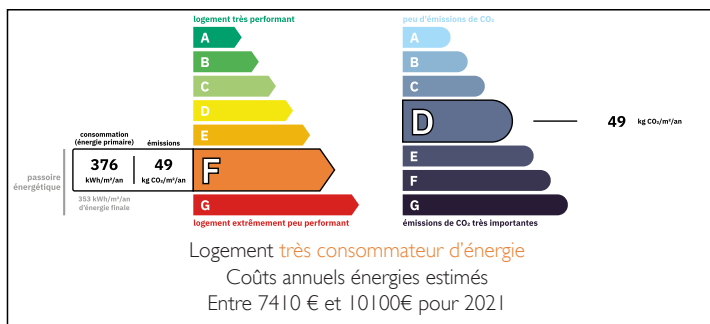
On the first floor are 3 double bedrooms, each with en-suite bathrooms.

On the second floor are 4 further bedrooms.

The large barn has a small 3 room house attached which is in need of renovation.



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.



LOCAL TAXES

Taxe foncière: 4511 EUR

Taxe habitation: 4176 EUR

NOTES

DESCRIPTION

When you first see this magnificent property as you drive into Confolens you will be impressed. Situated in just under 50,000m² of park land with a tennis court and small stream, this will make a stunning family home with room for horses or a magnificent 'boutique' hotel. With gated entrance and secure garden the house is on 4 levels.

The lower ground level opens onto the garden at one side and has a large 'summer' kitchen 35m², with laundry/utility room 10m², store room 10m², workshop 20m², wine cellar 27m² and the boiler room 11m².

The front door opens onto a lovely hallway with original tiled floor. Off the hallway is an office 11m², 2 reception rooms 27m² and 20m² and a large, panelled dining room 31m². There is a small kitchen 10m² next to the dining room with a staircase leading down to the much larger summer/second kitchen. There is also a wc on this floor.

On the first floor are 3 large bedrooms 34m², 27m² and 16m², all of which have additional en-suite bathrooms 12m², 11m² and 7m². There is also a separate wc.

On the second floor are 4 more bedrooms. The first one is 33m² with an en-suite shower room 8m². The other bedrooms are 18m², 17m² and 16m². There is also a separate wc on this floor.

In the grounds are a tennis court and small stream. There is also a large barn with 2 levels and a footprint of 150m². Attached to the barn...