LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A19024CGL16 Price: 384 800 EUR

agency fees included: 0 % TTC to be paid by the buyer (382 080 EUR without fees)

Magnificent 19th century mansion. 6 bedrooms. Guests possible. Views over the Charente. Land/horses.







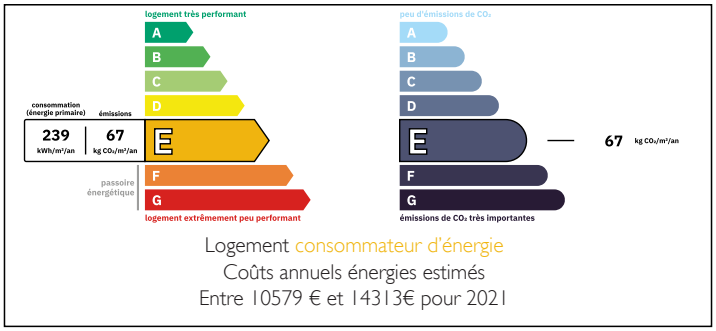








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 10579 € et 14313€ pour 2021

INFORMATION

Town:	Luxé
Department:	Charente
Bed:	6
Bath:	6
Floor:	370 m2
Plot Size:	13135 m2

IN BRIEF

A superb mansion, family, holiday or guest house with elegant and warm comfort.
This magnificent and welcoming property combines the comfort and charm of houses with a history and a soul: old parquet floors, cement tiles, original staircase, exposed beams, fireplaces in many rooms but also double glazing, central heating, spacious kitchen and dining room, large living room, and 6 bedrooms, 5 of which with private toilets and bathrooms.
Ideally situated on the banks of the Charente, it offers superb views of the river and easy access for paddling, canoeing and swimming.
The meadow (with stable and paddock) and the land at the back of the house can accommodate 2/3 horses and allow you to enjoy a beautiful natural space in all seasons.

This house lends itself perfectly to rental or bed and breakfast. Between Aigre and Mansle, 32 km from...

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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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

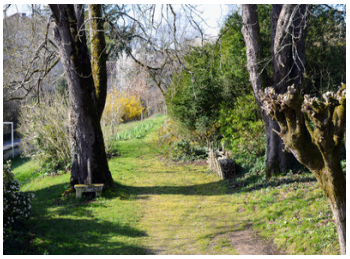
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LOCAL TAXES

Taxe foncière:	**3112 EUR**

NOTES

DESCRIPTION

The property consists of :

ON THE GROUND FLOOR
*Main entrance hall with original staircase: 7 m².
*Fully equipped kitchen : 30 m².
*Large living room: 38 m².
* Dining room: 22 m².
* Small living room: 13 m².
* Second entrance hall: 7 m².
* Laundry / shower room and toilet: 13 m².
* Office: 20 m² with door to the backyard.
* Cellar/Cellar: 30 m².

ON THE 1ST FLOOR
*Landing: 10 sqm
*Bedroom 1 with private bathroom and WC: 28 m².
*Bedroom 2 with private bathroom and WC: 23 m²
*Private apartment comprising
*Private flat comprising: entrance (8 m²), bedroom 3 (14 m²), shower room with WC (10 m²), lounge (25 m²), separate WC.

Guest wing:
*Room 4 with private shower room and WC: 11 m².
*Room 5: 12 m² (12 sq ft)
*Room 6 with private shower room and WC: 16 m²
+ Mezzanine with one bed
+ Mezzanine with a bed: 9 m² on the ground

*GREENER, currently used for storage: 80 m²
*GARAGE: 25 m² approximately

*Garage: 25 m² approximately
*PADDOCK/Stables
*PRAIRIE for the horses
*YARD and GARDEN
*TERRACE

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