LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33710ELM17 Price: 767 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR without fees)

Elegant Manor house with pool mature garden and large outbuidlings in Charente Maritime, an hour from Bordeaux















INFORMATION

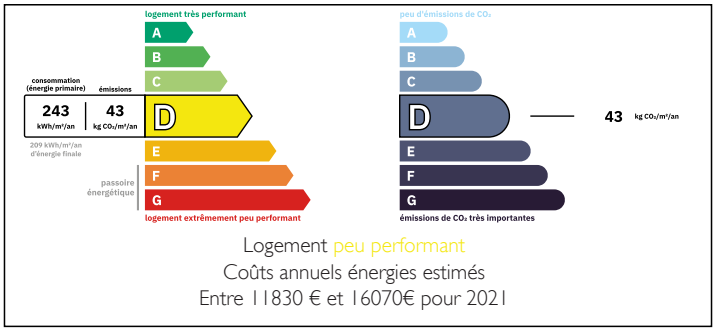
Town:	Lorignac
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	555 m2
Plot Size:	10370 m2

IN BRIEF

Located in a lovely hamlet in the Charente Maritime, this magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large oak windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness and the original features: wood parquet floors, marble fireplaces and moldings. The property offers large living spaces such as dining room, living room, sitting room, office on the ground floor and 6 spacious bedrooms and 4 bathrooms upstairs accessible by a large wooden staircase.

Large outbuildings, a French garden, a swimming pool, a large plot of land as well as an interior courtyard with its covered terrace complete this idyllic picture.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 11830 € et 16070€ 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:	**1572 EUR**

NOTES

DESCRIPTION

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Ideally located between Jonzac and Pons and only 35 minutes from Royan and 1 hour from Bordeaux, this property offers you the calm of the countryside while remaining accessible to all amenities.
Commodities 2km : convenient store and post office

Below you will find more detailled information about the property.
Additional photos are available as well as the floor plan uopn request.

TECHNICAL INFORMATION
DPE D
Double oak glazing
Oil central heating
Septic tank compliant
Salted pool 10 x 5 built in 2024 - possibility to add a heat pump
Fiber available

GROUND FLOOR
Large entrance hall with period tiles 79m²
Dining room with open fireplace - travertine floor - 40m²