

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



## INFORMATION

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

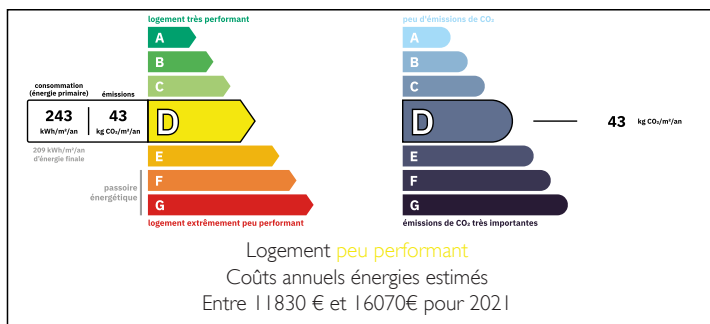
## IN BRIEF

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



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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.



## DESCRIPTION

Située dans un hameau de la Charente-Maritime, cette magnifique maison de maître, construite en 1862, vous séduira par son architecture néoclassique et son charme intemporel. Ses façades en pierre de taille, ses hauts plafonds, ses grandes fenêtres en chêne et son porche triangulaire lui confèrent une allure majestueuse. À l'intérieur, vous serez séduit par les volumes généreux, la luminosité et les éléments d'origine : parquets en bois, cheminées en marbre et moulures. La maison offre de grands espaces de vie tels salle à manger, salon, séjour, bureau au rez-de-chaussée et 6 chambres spacieuses et 4 salles d'eau à l'étage accessible par un grand escalier en bois.

De vastes dépendances, un jardin à la française, une piscine, un grand terrain ainsi qu'une cour intérieure avec sa terrasse couverte complètent ce tableau idyllique.

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 detailed information about the property.

Additional photos are available as well as the floor plan upon 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 79m<sup>2</sup>

Dining room with open fireplace - travertine floor -

## LOCAL TAXES

Taxe foncière: 1572 EUR

## NOTES