LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36192PBE16 Price: 780 000 EUR

agency fees to be paid by the seller

Majestic manor with walled parkland garden, swimming pool, wine cellar, hunters lodge and stables.

INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	7
Bath:	4
Floor:	400 m2
Plot Size:	16759 m2

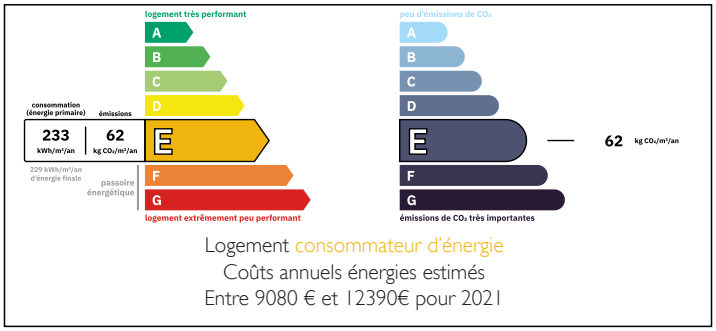
IN BRIEF

Behind a majestic gate and hidden behind stone walls, lies a magnificent manor house set within over 1.6 hectares of parkland. This carefully maintained historic residence impresses with its elegance, generous volumes, and quality features: original wooden floors, stained glass windows, fireplaces, central heating, reversible heat pumps, triple-glazed windows and a brand new swimming pool !
With four reception rooms and 6/7 bedrooms, the property is both spacious and full of character.

The garden includes an orchard, vegetable plot, chicken coop, and numerous outbuildings - horse boxes, garage, workshop, and a hunting lodge.

A true haven of peace, private and full of charm.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9080 € et 12390€ 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:	**2538 EUR**

NOTES

DESCRIPTION

FRONT GARDEN

Enter the property through a majestic gate. The eye is immediately drawn to the façade of the main house, which is strikingly impressive. In front of the house, you'll find a large courtyard, private driveway, generous parking space, a gazebo, and a pétanque area.

MAIN HOUSE

The front door of the manor opens into a spacious entrance hall (16 m²) with original concrete tiles.
To the left, there is a double dining room (42 m²) featuring a beautiful parquet floor, which leads into the newly fitted kitchen (32 m²).
There is a downstairs shower room (4 m²) with a toilet, sink, and shower.
On the right side of the entrance hall, you'll find a cosy snug (23 m²), a large lounge (40 m²) with tomettes (traditional French terracotta tiles), stained glass windows, and a stunning fireplace.
There is also a separate office (12 m²), which could easily be used as a ground-floor bedroom.

On the first floor, a long hallway stretches the entire length of the house. There are six bedrooms (17, 18, 18, 23, 25, and 31 m²). Two of the bedrooms have ensuite shower rooms (6 m² each), and there is also a separate family bathroom. The wooden floors throughout this level are well maintained and very attractive.

There is a second attic floor, matching the surface area of the two floors below.
The house is built over a vaulted cellar.

Technical Details of the Main House:
The property has been carefully maintained by the current owners and benefits from oil-fired central...