

Beautiful Manoir in enclosed private parkland garden close to amenities in Melle, close to Niort.



## INFORMATION

Town:	Melle
Department:	Deux-Sèvres
Bed:	7
Bath:	6
Floor:	500 m2
Plot Size:	20676 m2



## IN BRIEF

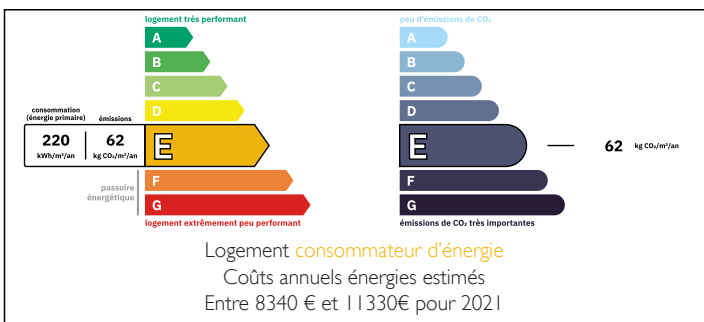
Hidden at the end of a tree-lined private driveway, the property stretches across two hectares of landscaped parkland with walled gardens, a fruit orchard, meadows, and a small woodland.

The main house offers more than 500 m<sup>2</sup> of living space, including eight reception rooms, six bedrooms, and six bathrooms, combining generous proportions with refined period details. Dating from the 16th to 19th centuries, the estate has been carefully extended and modernised while preserving its original character.

A guest house to renovate, a double garage, and additional outbuildings complete the property.

Located in the charming town of Melle, within walking distance of local amenities and just 30 km from Niort, in the heart of the Pays Mellois, this historic manoir offers a rare blend of elegance,

## 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

Behind its graceful wrought-iron gates, this historic manor house offers approximately 500 m<sup>2</sup> of light-filled living space on over 2 hectares of landscaped parkland.

The property in further detail :

Ground floor :

- Central Entrance Hall (24 m<sup>2</sup>) with tiled floor and impressive stairs
- Dining Room (30 m<sup>2</sup>) with parquet floors and marble fireplace
- Kitchen (27,5 m<sup>2</sup>) with modern units, kitchen island, and tiled floor
- Corridor with second staircase
- Boot Room with flagstone floor and Utility Room with toilet

To the other side of the hallway :

- Corridor towards Toilet
- Living Room (35 m<sup>2</sup>) with parquet floor and marble fireplace
- Drawing Room (30 m<sup>2</sup>) with parquet floor and marble fireplace
- Reception Room / Orangerie (41 m<sup>2</sup>) with parquet floor, fireplace, and mezzanine area – ideal for hosting gatherings and private events
- Veranda (23 m<sup>2</sup>) with terracotta tiled floor and views over the parkland garden

First floor :

- Impressive staircase rising to a Lounge Area (24 m<sup>2</sup>)
- Master Suite (31 m<sup>2</sup>) with ensuite Bathroom (12 m<sup>2</sup>)
- Bedroom (26 m<sup>2</sup>) – also accessible via second staircase
- Sports Room / Dressing Room / Office (16 m<sup>2</sup>)
- Bathroom (12 m<sup>2</sup>)

To the other side of the Lounge Area :

- Corridor (11 m<sup>2</sup>) leading to two further Bedrooms
- Bedroom (26 m<sup>2</sup>) with private, newly renovated

## LOCAL TAXES

**Taxe foncière: 3100 EUR**

## NOTES