LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47649REC16 Price: 650 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (613 208 EUR without fees)

The former manor house and estate of the famous french president François Mitterand







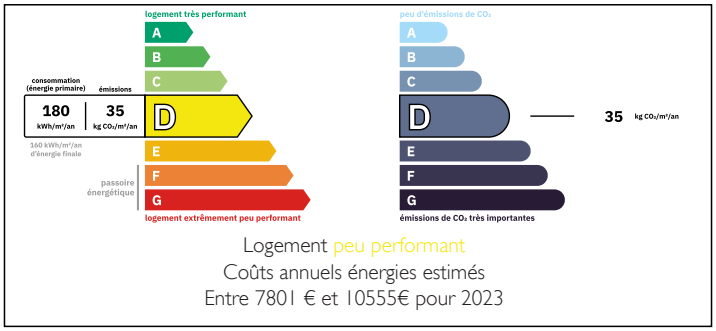








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7801 € et 10555€ pour 2023

INFORMATION

Town:	Nabinaud
Department:	Charente
Bed:	12
Bath:	10
Floor:	610 m2
Plot Size:	14999 m2

IN BRIEF

François Mitterrand had a deep attachment to this family estate, once owned by his maternal grandparents and situated on the border between Charente and Dordogne, where he spent part of his childhood. It was here, at the Manoir de Nabinaud, surrounded by nature, that he found and gathered a strength that would stay with him throughout his life.

On the ground floor, the Manoir offers two kitchens, one of which opens onto a magnificent covered terrace, as well as a sitting room, dining room, billiards room, utility kitchen and WC.

The first floor comprises six bedrooms, two shower rooms and three bathrooms. The upper floor offers two further bedrooms and two shower rooms.

The guest house has a 67 m² living area with a kitchen and traditional bread oven. Upstairs are four bedrooms and three shower rooms.

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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NOTES

DESCRIPTION

At 1 hour 30 minutes from Bordeaux, 40 minutes from Angoulême and Périgueux and a little over an hour from the Atlantic coast this beautiful Domaine has excellent road, rail and aiport links.

The Manor — 454 m² of living space
Ground Floor
Entrance Hall — 14.9 m²
Tiled floor, staircase.

Dining Room — 36.5 m²
Tiled floor, fireplace, 3 windows.

Sitting Room — 41.5 m²
Wooden floor, French doors, 2 windows, exposed stonework, wood-burning stove, staircase.

Professional Catering Kitchen — 26 m²
Tiled floor, French doors, direct access to the garden, professional range cooker, extractor hood, 2 electric ovens, dishwasher, fridge-freezer. Decorative finishing works to be completed.

Second Sitting Room — 31 m²
Wooden floor, fireplace with wood-burning stove, 2 windows.

Family Kitchen — 40 m²
Wooden floor, range cooker, electric oven, fridge-freezer, central island, exposed beams, 2 windows, French doors opening onto the terrace, connecting door to the sitting room.

Utility Kitchen — 6.6 m²
Wooden floor, sink, laundry area.

WC with Washbasin — 2.1 m²

Boiler Room — 5.8 m²
Cement floor, oil-fired boiler.

Cellar / Pantry — 3 m²
Tiled floor, sink, connecting door to the professional