LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48216ELM16 Price: 795 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR without fees)

# Historic 1483 Manor, independant House, Extensive Outbuildings in 1.2 Hec of Walled Grounds. Mosnac Charente















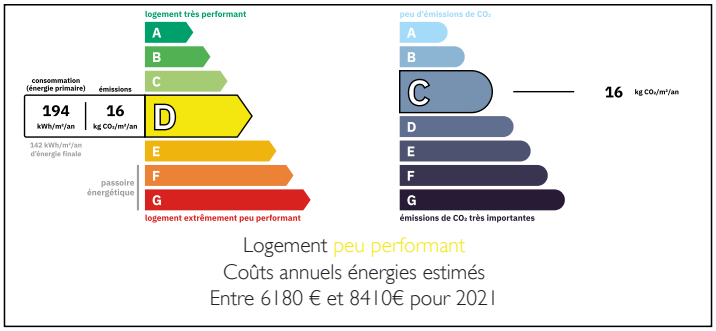
## INFORMATION

| | |
|---|---|
| Town: | Mosnac |
| Department: | Charente |
| Bed: | 9 |
| Bath: | 4 |
| Floor: | 535 m2 |
| Plot Size: | 12453 m2 |

## IN BRIEF

Step into the history of this elegant French manor house, dating from 1483 and set behind an impressive wrought-iron entrance gate in the Charente countryside between Cognac and Angoulême. Rich in period character, the main house features high ceilings, decorative mouldings, original wooden floors, stone fireplaces and a beautiful spiral staircase. The accommodation includes three reception rooms, a kitchen with a stone fireplace, six bedrooms and two bathrooms. A separate three-storey caretaker's house offers further accommodation, while an extensive collection of outbuildings includes a stable, former cowshed, wine store, large barn, cellar, garage and former vineyard workers' quarters. Set within 12,453 m² of walled grounds with mature trees, gardens and wells, this distinctive property offers an appealing opportunity for those seeking a historic family residence with space, character and a fascinating rural heritage.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 6180 € et 8410€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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## LOCAL TAXES

**Taxe foncière:** **4223 EUR**

## NOTES

## DESCRIPTION

Step into the history of this elegant manor house, located in Mosnac, in the Charente countryside of south-west France, between Cognac and Angoulême.

The property is approached through an impressive wrought-iron entrance gate framed by substantial dressed-stone pillars, opening onto an attractive internal courtyard. Dating back 1483, the main residence retains many of the features that give historic French homes their distinctive appeal, including high ceilings, decorative mouldings, wooden floors, stone fireplaces and traditional tiled flooring.

The property extends over 12,453 m² of enclosed grounds, with mature trees and a garden that provides a green and established setting for the house and its outbuildings.

The main house: traditional elegance and generous accommodation

The character of the house is immediately apparent on entering the impressive hallway, where a beautiful wooden spiral staircase rises above traditional period floor tiles.

The reception rooms are arranged on either side of the entrance hall. One sitting room opens towards a second sitting room and adjoining reception room, with each of these spaces benefiting from its own fireplace. Together, they create a series of elegant rooms suited to family life and entertaining.

The kitchen and dining area lie alongside, with an attractive stone fireplace providing another traditional focal point.

Additional spaces adjoining this part of the house include a room that could potentially serve as a bedroom, depending on requirements, a boiler room and two cellars.