LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48797NHA79 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)

A grand 19th-century Maison de Maître – exceptional potential and endless possibilities















INFORMATION

Town:	Saint-Christophe-sur-Roc
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	282 m2
Plot Size:	7313 m2

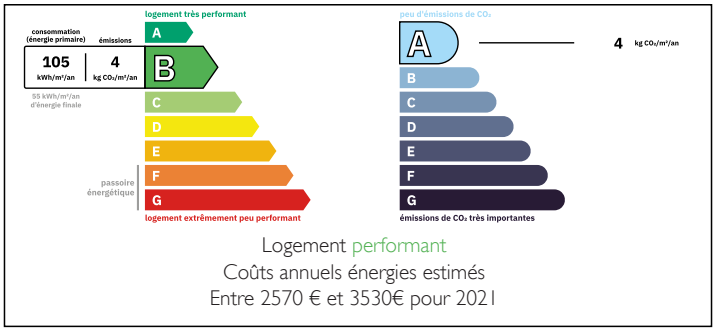
IN BRIEF

A rare opportunity to acquire a substantial 19th-century Maison de Maître in the heart of the Deux-Sèvres countryside. Full of original character and architectural charm, this impressive property offers generous accommodation across three floors, extensive barns and outbuildings, mature gardens and a swimming pool.

Partially renovated, with significant improvements already undertaken, the house offers a wonderful blank canvas for its next owners. Whether you dream of creating an exceptional French country residence, a boutique hospitality retreat, an exclusive wedding and events venue or a bespoke lifestyle business, the possibilities here are truly exciting.

With its grand proportions, versatile outbuildings, multiple access points and peaceful garden setting, this is a property with the space and character to bring an ambitious vision to life.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2570 € et 3530€ 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:	**1268 EUR**

NOTES

DESCRIPTION

An exceptional French Maison de Maître – character, space and unlimited potential

Steeped in character and offering an exciting opportunity to create something truly extraordinary, this impressive 19th-century Maison de Maître is a property that offers far more than simply a beautiful French home.

Set in gardens, with established trees, a long sweeping gravel driveway and the convenience of a second gated entrance, the property enjoys an attractive setting with a wonderful sense of arrival.

The main house retains many of its original features and architectural charm, while benefiting from partial renovation and important modern improvements. Double-glazed doors and windows have been installed throughout, and a heat pump system (pompe à chaleur) was fitted in 2023.

Arranged over three generous floors, with an additional cellar beneath, the house offers substantial living accommodation and considerable flexibility for future development.

The Main House

The ground floor opens into a welcoming entrance area (9m²), with a lounge (20m²) to the right and a spacious dining room and kitchen to the left (33m²). A stunning original stone arch frames the staircase (9m²), creating an attractive architectural feature and leading to the upper floors via the property's distinctive twisted staircase.

Behind the kitchen is a useful pantry (6m²), while a door provides direct access to the side garden, making indoor-outdoor living particularly convenient. The ground floor also benefits from a utility room (13m²) featuring original stone flooring and a separate WC (2m²). Travertine flooring runs through the principal areas of this floor, adding a timeless elegance.

On the...