

Stunning manor house near medieval market town. 7 bedrooms, 4 bathrooms, over 4 hectares of land, tennis court



## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	7
Bath:	4
Floor:	447 m2
Plot Size:	48663 m2

## IN BRIEF

Outstanding 7 bedroom manor house on the edge of Confolens, with just under 5 hectares of land, including a tennis court and large barn.

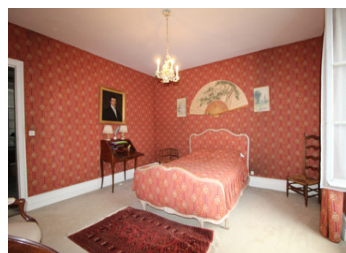
On the ground floor are an office, 2 reception rooms, large dining room and kitchen.

On the lower ground level are a second kitchen opening onto the garden, a boiler room, laundry room and wine cellar.

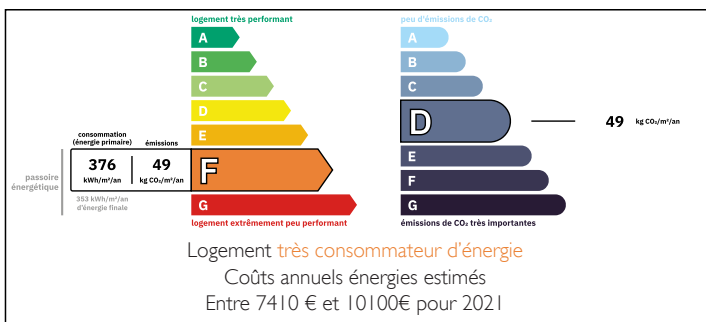
On the first floor are 3 double bedrooms, each with en-suite bathrooms.

On the second floor are 4 further bedrooms.

The large barn has a small 3 room house attached which is in need of renovation.



## 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.



## LOCAL TAXES

**Taxe foncière:** 4511 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

When you first see this magnificent property as you drive into Confolens you will be impressed. Situated in just under 50,000m<sup>2</sup> of park land with a tennis court and small stream, this will make a stunning family home with room for horses or a magnificent 'boutique' hotel. With gated entrance and secure garden the house is on 4 levels.

The lower ground level opens onto the garden at one side and has a large 'summer' kitchen 35m<sup>2</sup>, with laundry/utility room 10m<sup>2</sup>, store room 10m<sup>2</sup>, workshop 20m<sup>2</sup>, wine cellar 27m<sup>2</sup> and the boiler room 11m<sup>2</sup>.

The front door opens onto a lovely hallway with original tiled floor. Off the hallway is an office 11m<sup>2</sup>, 2 reception rooms 27m<sup>2</sup> and 20m<sup>2</sup> and a large, panelled dining room 31m<sup>2</sup>. There is a small kitchen 10m<sup>2</sup> next to the dining room with a staircase leading down to the much larger summer/second kitchen. There is also a wc on this floor.

On the first floor are 3 large bedrooms 34m<sup>2</sup>, 27m<sup>2</sup> and 16m<sup>2</sup>, all of which have additional en-suite bathrooms 12m<sup>2</sup>, 11m<sup>2</sup> and 7m<sup>2</sup>. There is also a separate wc.

On the second floor are 4 more bedrooms. The first one is 33m<sup>2</sup> with an en-suite shower room 8m<sup>2</sup>. The other bedrooms are 18m<sup>2</sup>, 17m<sup>2</sup> and 16m<sup>2</sup>. There is also a separate wc on this floor.

In the grounds are a tennis court and small stream. There is also a large barn with 2 levels and a footprint of 150m<sup>2</sup>. Attached to the barn...