

Character Manor House with Lake, Park Land, Pool and 3 Gîtes - near Chalais. VIDEO available on request



## INFORMATION

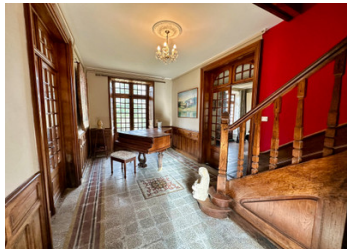
Town:	Chalais
Department:	Charente
Bed:	14
Bath:	9
Floor:	622 m2
Plot Size:	28078 m2

## IN BRIEF

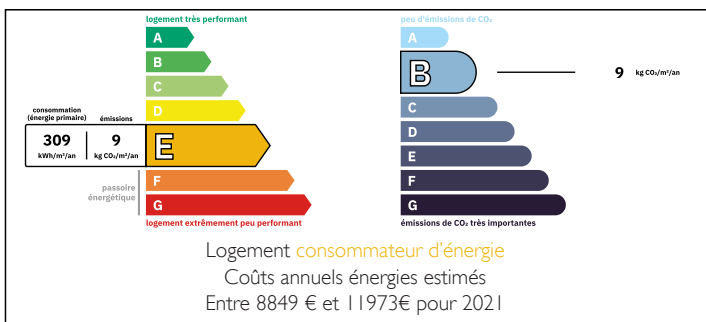
This property has everything.

A beautiful family home, packed with period features and modern comforts with excellent business potential as wedding and event venue, B&B, three attractive gîtes, a pool, sauna, gym  
2.8 hectares of peaceful parkland, specimen trees, and a lake.

Potential for equestrian business.



## ENERGY - DPE



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.



## DESCRIPTION

Set in beautiful private grounds, this imposing property is approached through iron gates up a gravelled driveway leading onto an enclosed courtyard with ample car parking.

This highly desirable period family home has many modern amenities including salt water swimming pool, pellet boiler feeding underfloor heating in the recently refurbished designer kitchen and radiators through the rest of the house.

The spacious, light and airy reception rooms are ideal for entertaining and enjoy views over parkland towards the chateau of Chalais.

The ground floor includes:

Entrance hall 6 x 3 metres with staircase to first floor

Drawing room 6.1 x 6.1 metres

Dining room 8.1 x 6.1 metres

Kitchen 7.3 x 6.5 metres

Hallway 3.2 x 1.6 metres.

The first floor accommodation offers the flexibility to be divided in different ways between private and rentable chambres d'hôte space.

Gîte Tower:

Office 7.1 x 3.8 metres

Kitchen / Living Room 6.2 x 5.9 metres

Hallway 6 x 1.8 metres

Terrace en suite bedroom 6.0 x 4.5

First floor:

Studio / Office 10.5 x 5.5 metres

3 Bedrooms 14.6 x 6.1 metres

Second floor:

2 Bedrooms 6.6 x 6.2 metres

Two fully self contained gîtes each with two bedrooms:

"Jardinier"

Kitchen 5.7 x 3.1 metres

Living Room 5.7 x 3.6 metres

Bedroom 1 3.8 x 3.6 metres

Bedroom 2 3.9 x 3.6 metres

Corridor to Bathroom 4.9 x 1.8 metres

## LOCAL TAXES

Taxe foncière: 5000 EUR

Taxe habitation: EUR

## NOTES