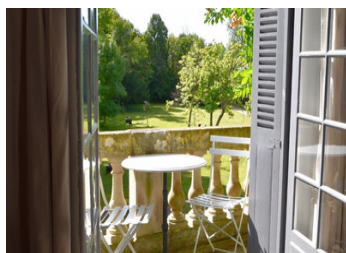
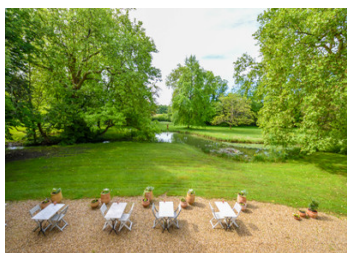


Stunning Manoir near La Rochelle, landscape parc and swimming pool

EXCLUSIVE



INFORMATION

Town:	La Rochelle
Department:	Charente-Maritime
Bed:	9
Bath:	6
Floor:	530 m2
Plot Size:	55166 m2

IN BRIEF

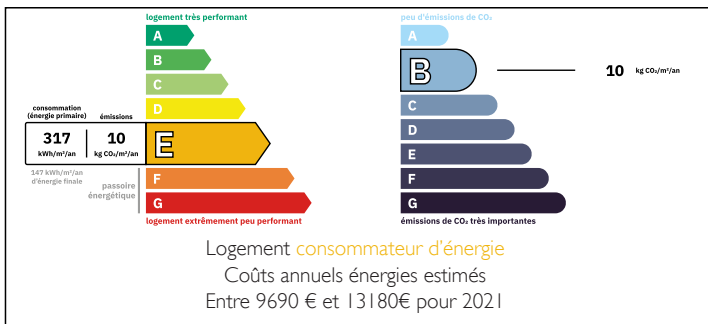
Located near a village just 30 km from La Rochelle, this property offers tranquility and privacy. Dating from the 19th century, it was once the vacation home of a famous family from La Rochelle...

You will appreciate the favoured environment of this property together with its amazing landscaped parc, large saltwater pool as well as several small lakes and streams.

Only 12 kms from the nearest TGV train station in Surgères, the property is also 6 kms from commercial shopping zone and 2kms from the village local bakery and grocery store.

Half way between La Rochelle and Niort you'll have many choices for a day out, the beach or Venice verte. Being so close to La Rochelle also gives you easy access to La Rochelle airport with a variety of international destinations including London all year

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

This charming Anglo-Norman Manoir was built in 1900, the garden was created and designed by an English landscape architect. The property therefore still has many of its traditional features.

The main entrance to this house is via an impressive stone staircase up to the front door on the first floor.

To the left of the hall (23.81m²) is a first bedroom (14,10m²) with its own private salon (16,69m²) and balcony featuring a beautiful fireplace, a roll top bath in the bedroom and a private shower room. This bathroom has been converted into a very spacious shower in the rear tower.

To the right of the hall is the large double aspect sitting room also with nice wood flooring and a marble fireplace, it leads via glass doors to the dining room which, both these rooms overlook the parc and lakes. (34,98 & 33,55m²)

The original majestic staircase takes you to the second floor which offers three superb ensuite bedrooms. All are very generously sized and recently renovated. (24, 28, 17,03 and 17,77m²)

Part of the attic and third floor has been converted into a stunning 2 bedroom intimate apartment with a private bathroom of 62m² all three rooms overlook the trees and gives a special feeling to this part of the Manoir.

Back down on the groundfloor you will find a large and practical kitchen of 43m², utility room (25,44m²) and several cellars for storage.

Behind the Manoir, there is a separate guest house/former guardian's house, including two living rooms...

LOCAL TAXES

Taxe habitation: EUR

NOTES