

Elegant 19th century Maison de maître, existing B&B. Outbuildings, swimming pool, garden, land. 20mn Jonzac



INFORMATION

Town:	Lornac
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	555 m2
Plot Size:	10370 m2

IN BRIEF

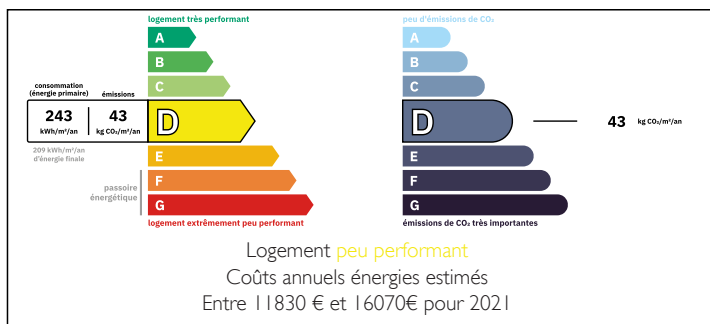
This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness and the original features: wood parquet floors, marble fireplaces and moldings. The property offers large living spaces such as dining room, living room, sitting room, office on the ground floor and 6 spacious bedrooms and 4 bathrooms upstairs accessible by a large wooden staircase.

Large outbuildings, a French garden, a swimming pool, a large plot of land as well as an interior courtyard with its covered terrace complete this idyllic picture.

Ideally located between Jonzac and Pons and only 35 minutes from Royan and 1 hour from Bordeaux,



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.



LOCAL TAXES

Taxe foncière: 1572 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLANS
AVAILABLE ON REQUEST

TECHNICAL INFORMATION

DPE D

Double oak glazing

Oil central heating

Septic tank compliant

Salted pool 10 x 5 - possibility to add a heat pump

Fiber available

GROUND FLOOR

Large entrance hall with period tiles 79m²

Dining room with open fireplace - travertine floor - 40m²

Sitting room/Bedroom with open fireplace - wooden parquet floor - 40m²

Corridor access between dining room and kitchen: wc (1.5m²) and shower room (2m²) plus hallway 10m²

Kitchen/dining room with open fireplace - tiled floor - 40m²

Back kitchen with period sink - 3rd entrance door - 10m²

Living room with wood insert, wooden parquet floor - 40m²

Office with 4th condemned entrance door - 12m²

FIRST FLOOR

Landing wooden parquet floor - 30m²

4 bedrooms wooden parquet floor, 31m² each with independent corridor and each a shower room with toilet of 8m². Note that one of the shower rooms is a bathroom.

Bedroom 5 with Juliette balcony and wooden parquet flooring - 24m²

Bedroom 6 with Juliette balcony and wooden parquet flooring - 24m²

Laundry room - 5m²

SECOND FLOOR - 200m²