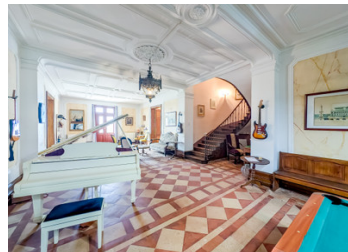


Elegant 19th century Maison de maître with outbuildings, swimming pool, mature garden 1 hour from Bordeaux



## INFORMATION

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

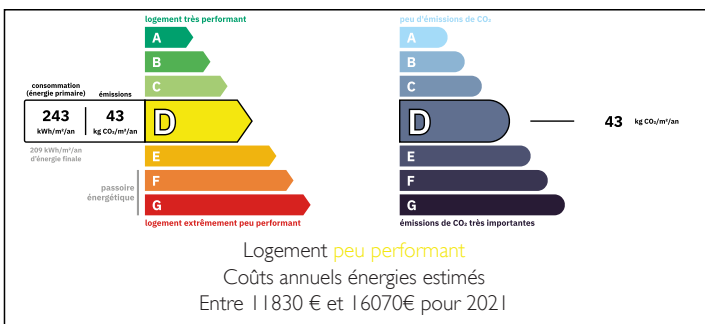


## IN BRIEF

This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large oak 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.

## 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

Ideally located between Jonzac and Pons and only 35 minutes from Royan and 1 hour from Bordeaux, this property offers you the calm of the countryside while remaining accessible to all amenities.

Commodities 2km : convenient store and post office

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailed information about the property.

Additional photos are available as well as the floor plan upon request.

## TECHNICAL INFORMATION

DPE D

Double oak glazing

Oil central heating

Septic tank compliant

Salted pool 10 x 5 built in 2024 - possibility to add a heat pump

Fiber available

## GROUND FLOOR

Large entrance hall with period tiles 79m<sup>2</sup>

Dining room with open fireplace - travertine floor - 40m<sup>2</sup>

Sitting room/Bedroom with open fireplace - wooden parquet floor - 40m<sup>2</sup>

Corridor access between dining room and kitchen: wc (1.5m<sup>2</sup>) and shower room (2m<sup>2</sup>) plus hallway 10m<sup>2</sup>

Kitchen/dining room with open fireplace - tiled floor - 40m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1572 EUR

Taxe habitation: EUR

## NOTES