

Magnificent fully renovated Manor House and B&B in beautiful countryside yet close to all amenities



## INFORMATION

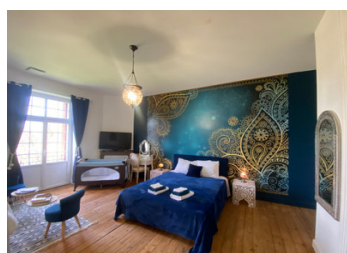
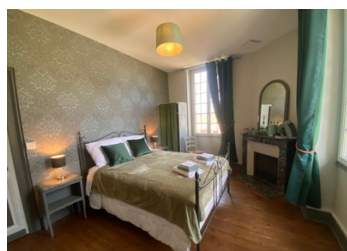
Town:	Arcomps
Department:	Cher
Bed:	9
Bath:	5
Floor:	430 m2
Plot Size:	20940 m2

## IN BRIEF

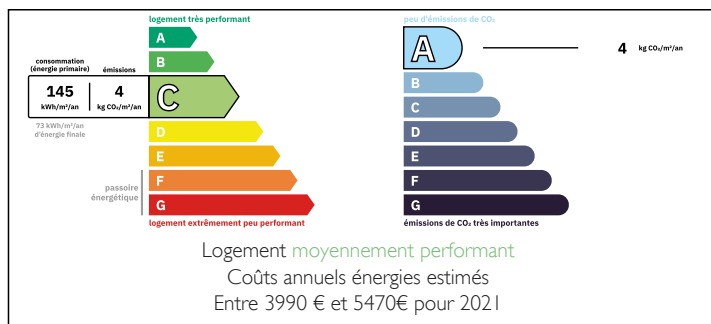
Beautiful, traditional manor house in fantastic surroundings currently operating as a successful Bed & Breakfast.

This large manor home has a private 2 bedroom wing with large lounge, fully equipped kitchen for catering and several utility spaces used by the family offering 6 letting bedrooms with private access to 4 bathrooms ( 2 Jack & Jill configuration) in additional to a vast Dining/Billiard room for the guests.

The grand tree lined entrance opens up to a beautiful garden surrounding the property, decked southerly aspect terracing, a grand bespoke in-ground swimming pool and wooden outbuildings.



## 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

A beautifully renovated manor house located in a tranquil countryside setting, combining traditional Victorian grandeur with modern comforts.

The traditional property has been completely renovated internally with new electrical systems, plumbing and sanitary fittings, insulation, decoration, and reversible air conditioning. 30 of the 36 windows have also been replaced with fully double glazed units. Externally, the property is undergoing a major roof overhaul, with only the front façade remaining original. The work will be completed before the sale.

Set in 2 hectares, the grounds include a stunning swimming pool, an outdoor wooden garage, and a lovely wooded entrance providing a majestic entrance to the property.

Currently successfully operating as a Bed & Breakfast, the property has been carefully renovated to offer six rental bedrooms in various suites, all with access to private shower or bath rooms.

The letting rooms are configured with 2 independent bedrooms with access to private shower rooms with WC, 2 suites ;- each with entrance hallways, 2 bedrooms and 2 shower rooms, one with WC and one with separate WC.

There is a 7th letting bedroom and shower room which is unfinished and the new owners can complete to add to the Bed & Breakfast offering.

Separately, there is a private owners' wing with a large living room, 2 bedrooms, and bathroom.

The property features a large Dining/Billiard room, an office, and a guest toilet on the ground floor, off the stunning entrance hall, a large catering kitchen, numerous utility rooms, and a...

## LOCAL TAXES

**Taxe foncière: 930 EUR**

**Taxe habitation: EUR**

## NOTES