LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35670MUC16 Price: 784 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (740 000 EUR without fees)

## Magnificent mansion with a guest house, pool, sauna, gym, and outbuildings

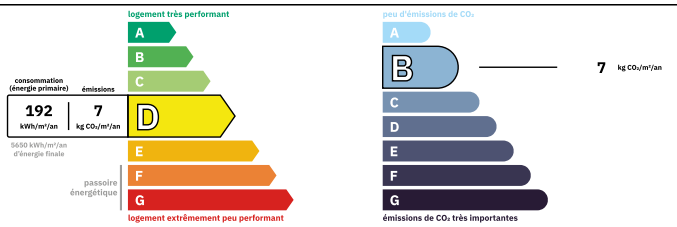
## INFORMATION

| | |
|---|---|
| Town: | Saint-Palais-du-Né |
| Department: | Charente |
| Bed: | 10 |
| Bath: | 4 |
| Floor: | 650 m2 |
| Plot Size: | 5480 m2 |

## IN BRIEF

This magnificent 19th-century mansion will captivate you with its architecture and timeless charm. Its cut-stone facades, high ceilings, and large windows lend it a majestic appearance. Inside, you'll be charmed by the generous spaces and abundant natural light. The two-story home offers spacious living areas, including two master bedrooms on the ground floor and six bedrooms upstairs, accessible via a grand spiral staircase. This tastefully renovated property combines historic charm with modern comfort. A separate guest house or vacation rental features two bedrooms, a living room, kitchen, dining room, and a cinema and relaxation area with a hammock, all offering breathtaking views of the countryside. Outside, there is a beautiful swimming pool overlooked by a massive Buddha statue, a sauna, a utility room, a culinary lab, a bread oven, a beehive, a covered chicken coop, and a well,...

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 5650 € et 7700€ pour 2025

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.

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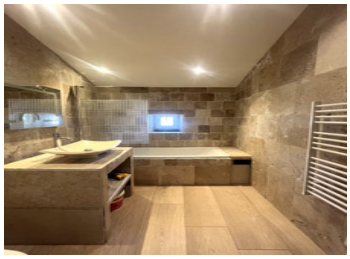

# DESCRIPTION

-A mansion of approximately 393 m² with 8 bedrooms, 1 kitchen-dining area, 1 living room, and 1 dining room. A home theater or bedroom, 2 shower room and 1 bathrom, 4 WC

a kitchen, a pantry, and an office a barn of approximately 100 m² converted into a gym with a shower room and a laundry room.

- A guest house or vacation rental of approximately 250 m² with 1 game room, a dining room with kitchen, 2 bedrooms, 1 shower room and a bathroom, 2 WC, plus a large lounge area with a projection screen
- A garage, a fully equipped professional kitchen with a wood-fired oven, and a carport
- A swimming pool, a sauna, and a utility room
- A chicken coop, a beehive, a bread oven, and a well.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr...

# NOTES