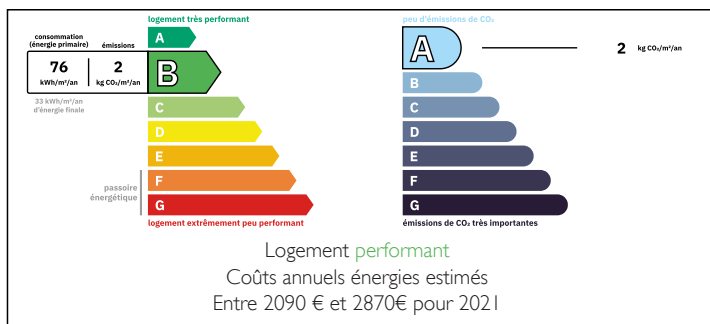


Magnificent Manor house with vast outbuildings set in 1.3 hectares of land with fabulous business potential



ENERGY - DPE



INFORMATION

Town:	Archiac
Department:	Charente-Maritime
Bed:	8
Bath:	8
Floor:	450 m2
Plot Size:	13737 m2

IN BRIEF

This stunning 19th century manor house is situated in the heart of the Petit Champagne region and was built using materials from a former chateaux.

Set in 1.3 hectares of beautiful enclosed and walled gardens, this property offers substantial living space and every corner exudes Charentaise character, from the double aspect salons to the spacious bedrooms with original fireplaces, original floors and decorative mouldings throughout.

The property boasts 8 bedrooms, 8 bathrooms a cellar and an attic formerly used as staff quarters. The rear of the entrance hall opens out on to a fabulous garden with outdoor theatre, events barn, old pigeonier and several storage buildings. There is also a 1 bedroom self contained studio, building formerly used as a restaurant and a further good sized outbuilding currently housing an antiques business.

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

Main House - ground floor

- Entrance hall 25.5m2
- Living room. 33m2
- Dining Room. 25.8
- Library. 39.7m2
- Kitchen. 42.8
- Utility room. 9m2
- Office. 20m2
- Bedroom with shower room and WC. 26m2
- Cave

1st floor

- 5 bedrooms with shower room and toilet, each approximately 21m2
- 1 studio with Kitchenette, bedroom, shower room and WC 21m2

Attic

- Fully insulated, former staff quarters

Outside

- Beautiful gardens to the front and rear with many seating areas
- 1 bedroom self contained studio with kitchenette and shower room with WC 30m2
- Events room (with WC) - formerly used as a restaurant
- Large barn for weddings/ events
- Large outdoor space for events/ weddings
- Large building housing an antiques business

* Heating - via geothermal heat pump throughout the main house

* Mains drainage

* Amenities (supermarket, boulangerie, petrol station, bank) - all within walking distance

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

LOCAL TAXES

Taxe foncière: 3964 EUR

Taxe habitation: EUR

NOTES