

15th century Manor house with moat, barns and stables, packed with original features and full of potential

## EXCLUSIVE



## INFORMATION

Town:	Oroux
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	262 m2
Plot Size:	92869 m2

## IN BRIEF

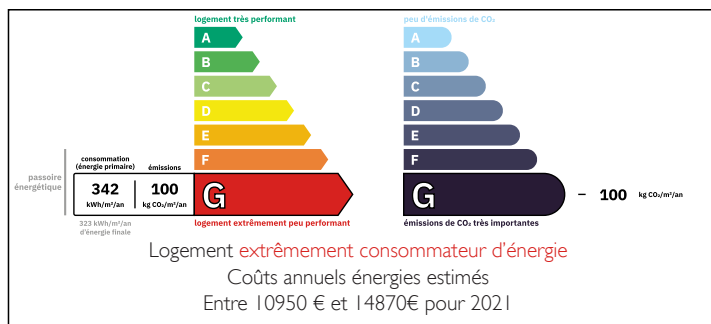
Charming moated medieval manor set in tranquil French countryside. Accessed via a bridge, the stone property features high ceilings, oak beams, spiral staircase, original fireplaces, and period details throughout. Includes spacious living areas, 4 bedrooms, and more rooms for renovation.

Outbuildings include barns, a bread oven, and stables.

Historic property in the heart of the Deux-Sevres. Ideal for a unique countryside retreat or project.



## ENERGY - DPE



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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:** 1050 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Accessed by a bridge over its original moat, this impressive medieval manor offers historic charm and exciting potential in the peaceful French countryside. Set within 9.2 hectares of land and mature grounds, the estate is ideal for a range of projects—from a boutique B&B to a wedding or events venue, or even an equestrian retreat.

The approach reveals a lawned courtyard with a well and a stone pigeon tower. The manor, built in local stone with a steep slate roof, retains many original features. Inside, a flagstone floor leads to an elegant spiral stone staircase. The ground floor includes a spacious kitchen and grand dining hall with feature fireplace, terracotta tiles, 4-metre-high ceilings, and exposed oak beams. This leads to a large salon with wood panelling, another fireplace, and doors opening onto a grassed area overlooking the moat.

Also on the ground floor are a bathroom, WC, utility room, and a large former kitchen with fireplace—ideal for renovation.

Upstairs, the main bedroom includes a fireplace and dressing room. A landing leads to a small chapel area and two further bedrooms, one with a dressing room. On the second floor is a former servant's bedroom and a vast attic with vaulted beams.

A separate entrance leads to another large room with fireplace and dressing area—perfect for conversion into a guest suite.

Outbuildings include a bread oven (in need of repair), a collapsed barn, and two further barns beyond the moat. One is a large two-storey barn with stable area; the...