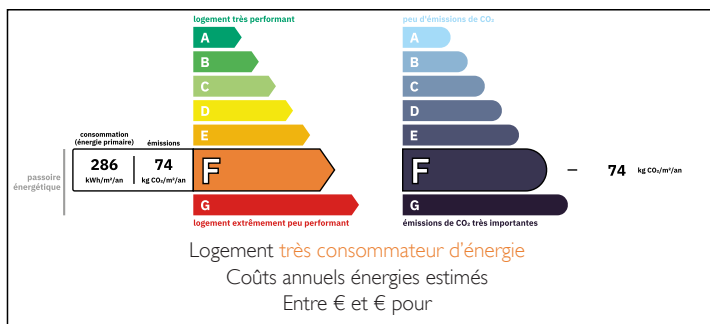


## Manor House to Reimagine – Gîte Potential & Château Lifestyle"



## ENERGY - DPE



## INFORMATION

Town:	Ansac-sur-Vienne
Department:	Charente
Bed:	10
Bath:	5
Floor:	388 m2
Plot Size:	28843 m2

## IN BRIEF

Rare Opportunity: Character Property in the Heart of Nature, Near Confolens

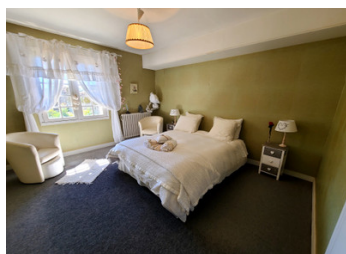
Discover this magnificent and unique residence full of authentic charm, nestled in a lush green setting. With 15 bedrooms, this generously sized property is ideal for welcoming a large family, developing a tourism business, or creating a shared living space.

This impressive estate was once part of the adjacent 15th-century château. A living testament to the region's history, the now-independent historic residence is accessed via a private driveway, ensuring peace and seclusion. The property spans nearly 3 hectares, featuring a spacious courtyard and a large, walled private garden.

The potential is remarkable: 2 to 3 additional guesthouses could be created in the existing outbuildings (in need of renovation), making it an

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property comprises a main house, 3 gite houses to renovate and outbuildings.

The main house:

- Entrance hall: 22,62m<sup>2</sup>
- Study: 11,45m<sup>2</sup>
- Living room: 65m<sup>2</sup> with large open fireplace.
- Kitchen: 20m<sup>2</sup>
- Laundry room: 20,75m<sup>2</sup> with boiler
- Wc: 3,05m<sup>2</sup> (with boiler)
- Garage: 56m<sup>2</sup> (could be converted into summer kitchen)

Former janitor's apartment comprising:

- Kitchen/living room: 22,20m<sup>2</sup> with fireplace
- Back kitchen: 8,60m<sup>2</sup>
- Bedroom1: 15,20m<sup>2</sup>
- Shower room: 4,05m<sup>2</sup>
- wc: 1,10m<sup>2</sup>

## FIRST FLOOR

- Mezzanine floor: 25,82m<sup>2</sup>
  - 2 wc: 5,70m<sup>2</sup>
  - Bedroom2: 13,48m<sup>2</sup>
  - Bedroom3: 15,53m<sup>2</sup>
  - corridor: 11,71m<sup>2</sup>
  - Bedroom4: 15,50m<sup>2</sup>
  - Bedroom5: 14,50m<sup>2</sup>
  - Bedroom6: 10,97m<sup>2</sup>
  - Bedroom7: 14m<sup>2</sup> + Bathroom
  - Bedroom8: 21,18m<sup>2</sup> + Bathroom (8,25m<sup>2</sup>)
- All bedrooms have inside and outside closets.
- Shower room: 5,06m<sup>2</sup> + bathroom
  - Shower room: 5,62m<sup>2</sup> + Bathroom
  - Bathroom: 4,55m<sup>2</sup> Outside

## OUTSIDE

Adjacent to the house, a characterful arcade, accessible from the main room, reveals magnificent