

Stunning manor house near medieval market town. 7 bedrooms, 4 bathrooms, over 4 hectares of land, tennis court

EXCLUSIVE

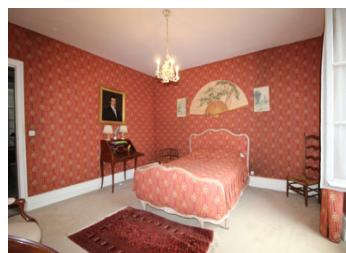


## INFORMATION

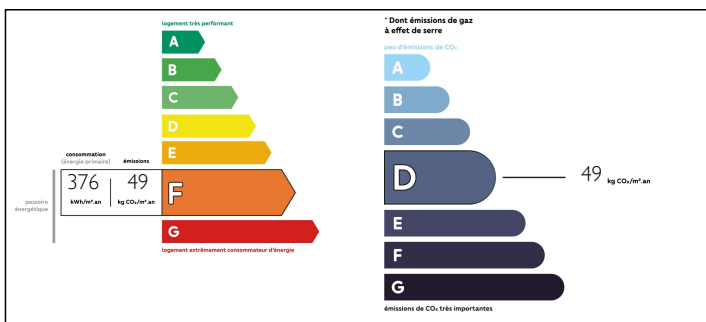
Town:	Confolens
Department:	Charente
Bed:	7
Bath:	4
Floor:	447 m2
Plot Size:	48663 m2

## IN BRIEF

Outstanding 7 bedroom manor house on the edge of Confolens, with just under 5 hectares of land, including a tennis court and large barn. On the ground floor are an office, 2 reception rooms, large dining room and kitchen. On the lower ground level are a second kitchen opening onto the garden, a boiler room, laundry room and wine cellar. On the first floor are 3 double bedrooms, each with en-suite bathrooms. On the second floor are 4 further bedrooms. The large barn has a small 3 room house attached which is in need of renovation.



## 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.



## LOCAL TAXES

**Taxe foncière: 4511 EUR**

**Taxe habitation: 4176 EUR**

## NOTES

## DESCRIPTION

When you first see this magnificent property as you drive into Confolens you will be impressed. Situated in just under 50,000m<sup>2</sup> of park land with a tennis court and small stream, this will make a stunning family home with room for horses or a magnificent 'boutique' hotel. With gated entrance and secure garden the house is on 4 levels.

The lower ground level opens onto the garden at one side and has a large 'summer' kitchen 35m<sup>2</sup>, with laundry/utility room 10m<sup>2</sup>, store room 10m<sup>2</sup>, workshop 20m<sup>2</sup>, wine cellar 27m<sup>2</sup> and the boiler room 11m<sup>2</sup>.

The front door opens onto a lovely hallway with original tiled floor. Off the hallway is an office 11m<sup>2</sup>, 2 reception rooms 27m<sup>2</sup> and 20m<sup>2</sup> and a large, panelled dining room 31m<sup>2</sup>. There is a small kitchen 10m<sup>2</sup> next to the dining room with a staircase leading down to the much larger summer/second kitchen. There is also a wc on this floor.

On the first floor are 3 large bedrooms 34m<sup>2</sup>, 27m<sup>2</sup> and 16m<sup>2</sup>, all of which have additional en-suite bathrooms 12m<sup>2</sup>, 11m<sup>2</sup> and 7m<sup>2</sup>. There is also a separate wc.

On the second floor are 4 more bedrooms. The first one is 33m<sup>2</sup> with an en-suite shower room 8m<sup>2</sup>. The other bedrooms are 18m<sup>2</sup>, 17m<sup>2</sup> and 16m<sup>2</sup>. There is also a separate wc on this floor.

In the grounds are a tennis court and small stream. There is also a large barn with 2 levels and a footprint of 150m<sup>2</sup>. Attached to the barn...