

Beautiful and spacious 9 bed Charentaise manor house; quiet hamlet location; large gardens; near amenities.



## INFORMATION

Town:	Orgedeuil
Department:	Charente
Bed:	10
Bath:	3
Floor:	477 m2
Plot Size:	13200 m2



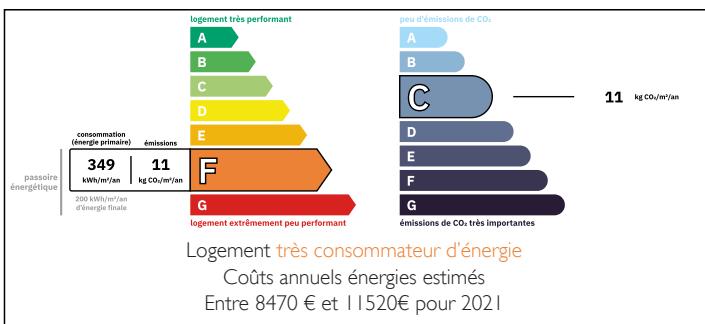
## IN BRIEF

An exceptional property in a quiet hamlet near the market town of Montbron in the eastern Charente. Includes a beautiful and spacious 9 bed Charentaise Manor House, attached barns with a second small house to renovate, and an attached garden/park of about 1.3 hectares.

The house dates back to the 19th century, with some parts even older, and offers a generous living space of approximately 470m<sup>2</sup> habitable space over three levels that includes large reception rooms, 10 bedrooms, 2 kitchens and 3 bathrooms. It enjoys a commanding position over the attached garden/park of about 1.3 hectares and surrounding countryside.

Two barns, attached to the house, offer a total floor space of 215m<sup>2</sup> and could be used in a number of ways (garage, storage, workshop, etc).

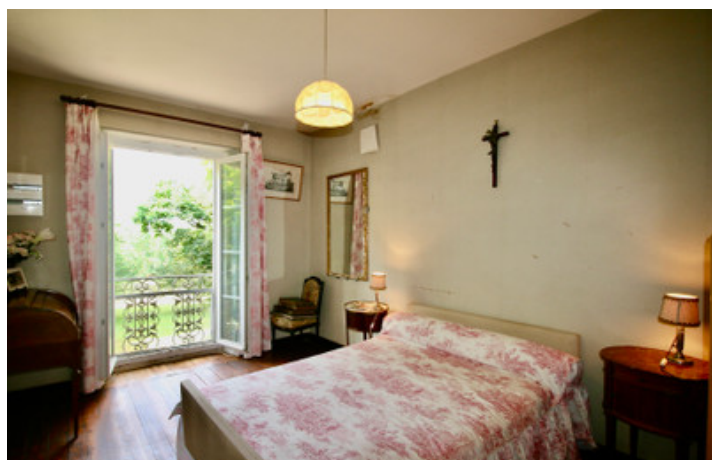
## ENERGY - DPE



The nearby towns of Montbron and La

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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.



## DESCRIPTION

An exceptional property in a quiet hamlet near the market town of Montbron in the Eastern Charente that includes a large Charentaise style Manor House of approximately 471m<sup>2</sup>, attached barns with a 215m<sup>2</sup> total floor space; attached small house to renovate and attached plots of garden and wood land totalling 1.3 hectares approximately.

The property is set back from the small lane running through the hamlet and approached by a driveway that runs up to the house and barns as well as a private parking area.

The main house overlooks the garden and surrounding countryside and comprises of:

On the ground floor:

Large entrance hallway (23m<sup>2</sup>) with tiled floor and leading to reception rooms on either side and a wooden staircase to the first floor.

First dining room (25m<sup>2</sup>) with fireplace and large windows overlooking the garden.

Kitchen (13.5m<sup>2</sup>) with access to the store rooms and cave at the back of the house.

Bathroom (12.5m<sup>2</sup>) with bath and shower.

Salon (37.5m<sup>2</sup>) with open fireplace.

Bureau (35m<sup>2</sup>) with garden views.

Second dining room (34m<sup>2</sup>).

Small salon (25.5m<sup>2</sup>).

Second bathroom (13m<sup>2</sup>).

Second kitchen (19m<sup>2</sup>).

Back kitchen/pantry (10m<sup>2</sup>).

Lavatory (3.5m<sup>2</sup>).

On the first floor:

Corridor (34.5m<sup>2</sup>) running the length of the house and connecting all rooms. At one end is another staircase leading to the second floor.

Bedroom 1 (20.5m<sup>2</sup>) with attached wash room.

Bedroom 2 (10m<sup>2</sup>).

Bedroom 3 (28m<sup>2</sup>).

Bedroom 4 (15.5m<sup>2</sup>).

Bedroom 5 (27.5m<sup>2</sup>).

## NOTES