

UNDER OFFER. Exquisite Detached Manoir, 5 bed/5 bath with separate 1 bed apartment 45 mins Bordeaux

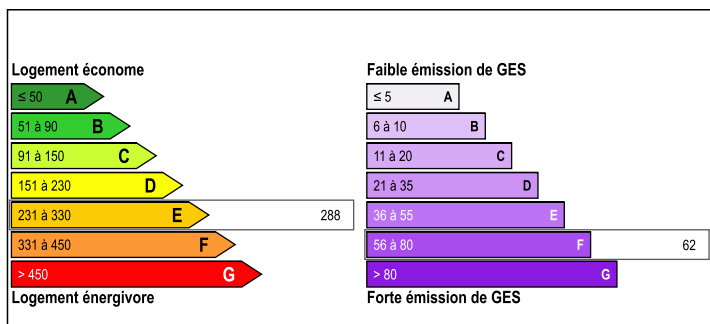


INFORMATION

Town:	Bardenac
Department:	Charente
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	3682 m2



ENERGY - DPE



IN BRIEF

UNDER OFFER.

Nestled in the heart of Bardenac, a small traditional village, this grand 19th century Manoir exudes a timeless charm, showcasing its impressive architectural features. The exterior is characterized by elegant stonework and large windows that flood the interior with natural light. Despite its age, the house is in good repair, though it would benefit from certain updates to enhance its functionality and aesthetics.

The spacious interior boasts high ceilings and period details, offering a blend of classic elegance and potential for personalization. Each room flows seamlessly, with opportunities to create modern living spaces while retaining the historic character. Surrounding the manoir is a large fully enclosed garden, just under 1 acre, providing a serene retreat with ample space for gardening, or entertaining. A pool would be a great addition.

Additionally, the property features extensive barn

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: 2189 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering through automatic gates, a sweeping driveway leads you to the front door.

Into a wide entrance hall, to the left is a large, renovated sitting room with wood stove. To the hallway and right is the equally impressive dining room with magnificent Henry IV stone fireplace with wood stove. Beyond the dining room is a well placed fitted kitchen. Further through there is a laundry room, some storage rooms and a wc. There is access to the garden from the kitchen.

A large hallway connects kitchen, double garage and entrance hall.

On the first floor; there are 3 bedrooms (2 ensuite) and access to the apartment with a room suitable for use as a kitchen with a small fireplace, a sitting room and a bedroom with modern shower room.

To the upper floor there are 2 further bedrooms both with ensuite bathrooms. There is a small box room and up 2 small steps to access the west facing roof terrace

On the outside, there are extensive barn areas ideal for storage or possible conversion.

Ground floor

Entrance 12m2

Living room 27m2

Dining room 27m2

Kitchen 17m2

Laundry rooms 6m and 5m2

Toilet 1,5m2

Corridor 14m2

Double garage

1st floor

Landing 8m2

Bedroom 27m2 with ensuite 8m2

Office 20m2

Corridor 14m2

Bedroom with shower 17m2,

Separate apartment