

Majestic manor with walled parkland garden, swimming pool, wine cellar, hunters lodge and stables.



INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	7
Bath:	4
Floor:	400 m2
Plot Size:	16759 m2



IN BRIEF

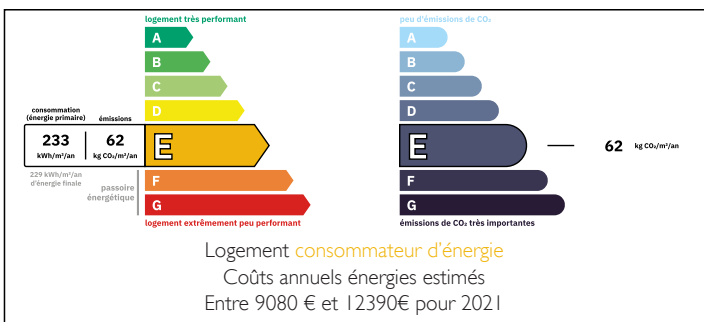
Behind a majestic gate and hidden behind stone walls, lies a magnificent manor house set within over 1.6 hectares of parkland. This carefully maintained historic residence impresses with its elegance, generous volumes, and quality features: original wooden floors, stained glass windows, fireplaces, central heating, reversible heat pumps, triple-glazed windows and a brand new swimming pool !

With four reception rooms and 6/7 bedrooms, the property is both spacious and full of character.

The garden includes an orchard, vegetable plot, chicken coop, and numerous outbuildings - horse boxes, garage, workshop, and a hunting lodge.

A true haven of peace, private and full of charm.

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.



DESCRIPTION

FRONT GARDEN

Enter the property through a majestic gate. The eye is immediately drawn to the façade of the main house, which is strikingly impressive. In front of the house, you'll find a large courtyard, private driveway, generous parking space, a gazebo, and a pétanque area.

MAIN HOUSE

The front door of the manor opens into a spacious entrance hall (16 m²) with original concrete tiles.

To the left, there is a double dining room (42 m²) featuring a beautiful parquet floor, which leads into the newly fitted kitchen (32 m²).

There is a downstairs shower room (4 m²) with a toilet, sink, and shower.

On the right side of the entrance hall, you'll find a cosy snug (23 m²), a large lounge (40 m²) with tomettes (traditional French terracotta tiles), stained glass windows, and a stunning fireplace.

There is also a separate office (12 m²), which could easily be used as a ground-floor bedroom.

On the first floor, a long hallway stretches the entire length of the house. There are six bedrooms (17, 18, 18, 23, 25, and 31 m²). Two of the bedrooms have ensuite shower rooms (6 m² each), and there is also a separate family bathroom. The wooden floors throughout this level are well maintained and very attractive.

There is a second attic floor, matching the surface area of the two floors below.

The house is built over a vaulted cellar.

Technical Details of the Main House:

The property has been carefully maintained by the current owners and benefits from oil-fired central...

LOCAL TAXES

Taxe foncière: 2538 EUR

Taxe habitation: EUR

NOTES