

Luxury Manoir lifestyle - an investment opportunity or romantic countryside retreat in Deux-Sèvres



INFORMATION

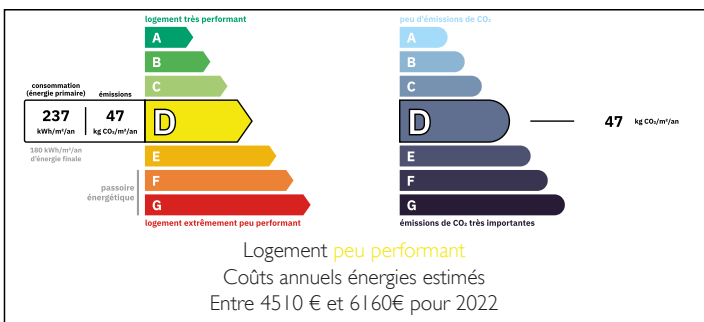
Town:	La Chapelle-Saint-Étienne
Department:	Deux-Sèvres
Bed:	4
Bath:	4
Floor:	180 m ²
Plot Size:	3422 m ²



IN BRIEF

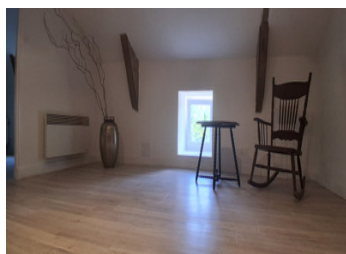
All within its own secluded grounds in Deux-Sèvres, this elegant country residence offers complete privacy and an array of versatile outbuildings, each with great potential for a variety of uses. The imposing main house exudes sophistication, with every room showcasing timeless beauty and refinement. On the ground floor, an expansive open-plan kitchen flows effortlessly into both informal and formal dining areas for entertaining. Additional features include a wine cellar, utility room, a shower room with WC. The second floor is home to two generously proportioned double bedrooms, each with its own luxurious en-suite bathroom, offering a private retreat. The third floor features two large bedrooms, bathroom and landing. It is here that you can experience a complete escape from city life, embracing the tranquillity, nature, and all the incredible benefits of the French countryside.

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.



DESCRIPTION

Leggett proudly presents this impressive manoir, in the Deux-Sèvres. It immediately commands attention, occupying the entirety of its square and offering a striking presence. Set amidst a range of outbuildings, including a substantial barn, additional storage facilities across the road, and enclosed animal pens. This former farmhouse offers extensive scope for further development. Whether you dream of creating guest gîtes, art studios, or other income-generating ventures, the expansive grounds provide a wealth of possibilities. Access to the main house is via an elegant, glass-enclosed stone staircase at the rear. From the moment you enter, you're immersed in what feels like your very own Country Life magazine feature. The interiors blend character with modern living, bright, airy, and impeccably presented in a sophisticated palette of greys and crisp white walls. The open-plan kitchen and informal dining area flow into the more formal dining room, which opens onto the garden through charming French doors, perfect for entertaining. On the ground floor, there is a shower room and access to an extensive cellar, offering ideal storage conditions for your finest vintage wines, keeping them cool and dark to preserve their quality. The lounge is equally refined, with a contemporary yet elegant feel, ideal for relaxing or hosting guests. Upstairs, two generous double bedrooms invite you to unwind, particularly the luxurious parental suite, which offers ample space for a grand dressing table and the comfort demanded by even the most discerning tastes. This...

LOCAL TAXES

Taxe foncière: 630 EUR

Taxe habitation: EUR

NOTES