

18th Century Manor House – 7 Bedrooms – Parkland with Private Pond



INFORMATION

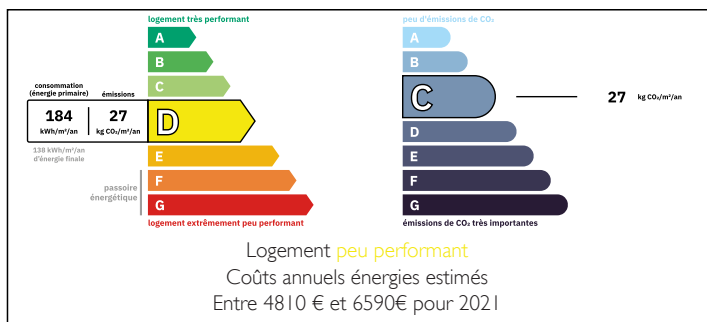
Town:	Sommières-du-Clain
Department:	Vienne
Bed:	7
Bath:	3
Floor:	293 m ²
Plot Size:	9681 m ²

IN BRIEF

In the heart of Sommières-du-Clain, this authentic 18th-century Manor House combines charm, generous living space, and a privileged setting. The ground floor features bright and spacious reception rooms, including a living room with wood-burning insert, a dining room with stove, a fully fitted independent kitchen, as well as a utility room, WC, and an adjoining garage. The upper floors offer 7 bedrooms, a study, a dressing room, several bathrooms, and ample storage space. A top-floor attic with exposed timber framework adds further potential for conversion. Set within 9,681 m² of enclosed and landscaped grounds, including two parks, a private pond, and access to a stream, this character property perfectly blends authenticity, space, and nature, just 45 minutes from Poitiers.

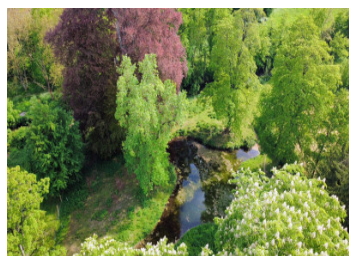


ENERGY - DPE



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

In the heart of the characterful village of Sommières-du-Clain, discover this authentic 18th-century Manor House, offering generous volumes and beautifully preserved charm.

From the moment you step inside, the property reveals an elegant and welcoming atmosphere. The spacious entrance hall, enhanced by impressive ceiling height, leads harmoniously to a refined living room with a wood-burning insert, as well as a convivial dining room equipped with a stove.

Bathed in natural light, the reception rooms benefit from large windows opening onto lovely views over the park and surrounding valley. At any time of day, these openings invite quiet contemplation and a sense of escape, creating a serene and inspiring setting.

The entire ground floor has been carefully renovated over the past five years, showcasing quality features such as decorative mouldings, wood panelling, joinery, wall coverings, stone paving, parquet flooring, and original fireplaces—preserving the property's character and timeless elegance.

A separate, fully fitted and equipped kitchen completes the living space. A utility room, separate WC, and an adjoining garage add practicality and discretion to this level.

A remarkable solid wood staircase, crafted from a single piece and a true work of fine joinery, stands as a central architectural feature, gracefully connecting the different floors.

The first floor offers a well-balanced family layout arranged around a large landing. It includes a bedroom with its own shower room—ideal as a master suite—along with two additional bedrooms, a dressing room, a bathroom, and a separate WC, creating a comfortable and functional sleeping area.

LOCAL TAXES

Taxe foncière: 1076 EUR

Taxe habitation: EUR

NOTES