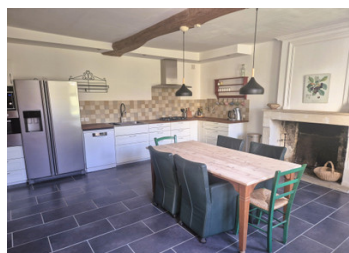


Impressive Manor house with seven gites ideal for weddings and other functions close to St Jean D'Angley.



INFORMATION

Town:	Asnières-la-Giraud
Department:	Charente-Maritime
Bed:	23
Bath:	14
Floor:	1174 m2
Plot Size:	10650 m2

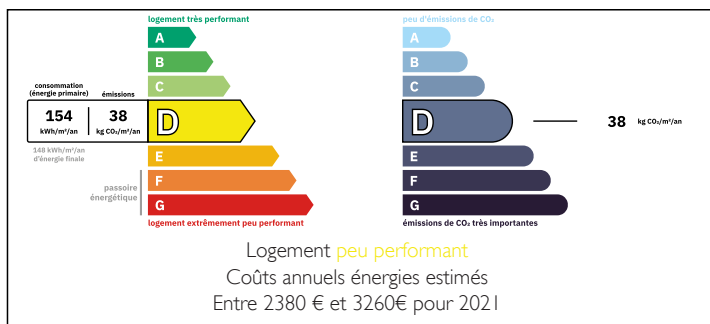


IN BRIEF

Set in the countryside near Saint-Jean-d'Angély, this manor house estate offers a rare opportunity to combine elegant living with a thriving hospitality or events business. Sitting in extensive private grounds, the property includes a large manor house together with seven independent gîtes, making it ideal for holiday rentals, retreats, weddings, or multi-generational living. The estate has a large swimming pool surrounded by mature gardens and open countryside views, creating a relaxing environment for guests and owners alike. A separate apartment provides additional accommodation for owners, staff, or family. Practical facilities include a spacious workshop and substantial covered entertaining area perfectly suited for functions, celebrations, receptions, or outdoor dining events. The grounds offer privacy and further potential for tourism activities.

Located just a short drive from the historic market town of Saint-Jean-d'Angély, with access to the

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

Entering the manor house via the double set of stairs, drenched in history, you walk into the hallway leading into the large function/reception hall with original flooring and a beautiful fireplace. An original wooden staircase leads up to 4 spacious and airy bedrooms, three of which are en-suite and the fourth has a bathroom but separate, as well as an original chapel with stain glass windows dating back to the 17th century. Downstairs there is a large vaulted cellar with paved floor currently being used as a gym.

From the hallway there is another staircase leading to a split-level 2 bedroom apartment, complete with a fully equipped kitchen/dining room, sitting room and two bathrooms.

Attached to the manor house are five gites that have been tastefully restored, each of which boast character and offer lots original features. Each gite has a fully-equipped kitchen, ample living space, good sized bedrooms and bathrooms and look out over the central courtyard.

On the other side of the courtyard is a huge open barn overlooking the garden and courtyard. An ideal venue for summer functions and weddings. To the back of this barn there are two more, well equipped gites, both of which open out onto the well maintained park landscaped with trees, the large swimming pool area and the large open garden area. There are further buildings, currently used for storage but offers good potential for additional accommodation. Within the courtyard area there is a...

LOCAL TAXES

Taxe foncière: 8335 EUR

Taxe habitation: EUR

NOTES