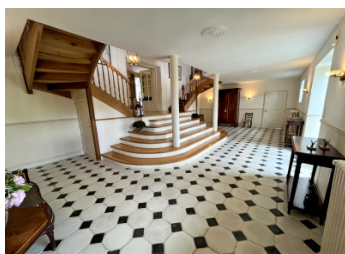


Breathtaking manor and gite in magnificent gardens with walled vegetable/fruit garden, ponds and water source

EXCLUSIVE



INFORMATION

Town:	Rempnat
Department:	Haute-Vienne
Bed:	8
Bath:	5
Floor:	511 m2
Plot Size:	67802 m2

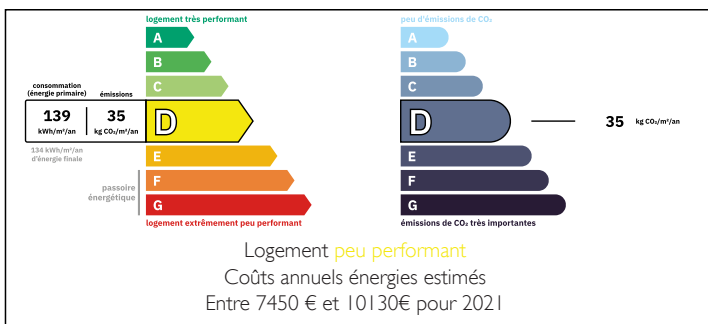
IN BRIEF

A truly stunning 5 bedroom, 4 bathroom manor house on almost 7 hectares of land, with separate 3 bedroom fully independent gite, walled vegetable and fruit garden, and beautifully manicured gardens. There is also a large barn, garage, and outbuildings including former kennel, gardeners cottage and lavoir. The manor house comprises lovely fitted kitchen, elegant hallway with sweeping staircase, utility room, living room, dining room, library, office, 5 bedrooms (4 ensuite) and open plan mezzanine areas. There is an amazing vaulted double cellar. The lovely gite has a hallway, open plan living and kitchen area (fitted kitchen) on the ground floor, and on the first floor it has 3 bedrooms and a fitted bathroom.

The house was renovated in 2004 and the gite in 2024

The owners can enjoy stunning views over the surrounding countryside. The outside area also includes...

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.



NOTES

DESCRIPTION

The main entrance to the front of the manor house leads into a truly breathtaking large hallway (47m²) with a feature sweeping staircase. A door to the right of the hallway leads into the kitchen (19m²) with fitted units, gas cooker, dishwasher, fridge freezer, electric oven, microwave and gas Faber heater. There is an external door from the kitchen into the gardens at the side of the house. Stairs from the kitchen lead down into the vaulted double cellar with historic doors, whilst to the other side of the kitchen a small staircase leads up to the impressive dining room (30m²) with large windows to two sides giving a bright and airy feel. All the rooms have beautiful high ceilings and original parquet floors. To the left of the hallway is a utility room (14m²) with points for washing machine, dryer, freezer, and the gas heating boiler. There is also an additional access point to the cellars.

Up on the higher level of the ground floor, next to the dining room is a large living room (39m²), with large windows giving expansive views over the grounds, and to the left of this room is the library (15m²) and an office (30m²).

There are two original 19th century chimneys in working order.

On the first floor there are two beautifully appointed bedrooms (24m² and 18m²) with ensuite bathrooms, a lovely mezzanine sitting area and two large storage cupboards. The larger bedroom has a functioning chimney.

The incredible staircase then...