

Elegant French Manor House with guest accommodation, Pool and Outbuildings near Cognac



INFORMATION

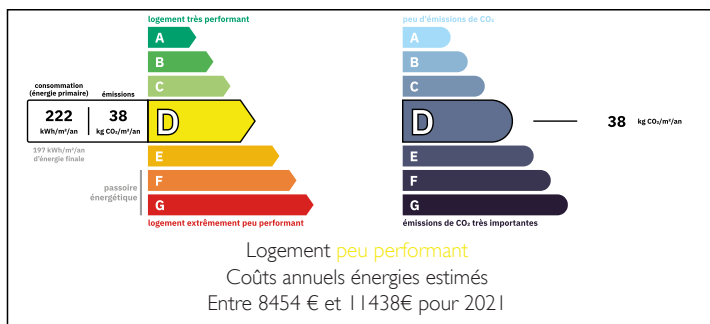
Town:	Criteuil-la-Magdeleine
Department:	Charente
Bed:	10
Bath:	6
Floor:	475 m2
Plot Size:	5934 m2



IN BRIEF

This elegant manor house transports you back in time with its authentic setting and the charm of old-world France. The property's character has been carefully preserved, evident in its majestic white stone façade, high ceilings, original flooring, stone fireplaces, and delightful architectural details. While retaining its historic appeal and offering an intimate atmosphere in a peaceful rural setting, the property enjoys easy access to all amenities—including a local shop, bar, and restaurant just minutes away.

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.



LOCAL TAXES

Taxe foncière: 2001 EUR

NOTES

DESCRIPTION

From the moment you step inside, this elegant character home impresses with its spacious entrance hall featuring original period floor tiles and a beautiful wooden staircase. The hall leads to generous reception rooms, with a welcoming sitting room on one side and a bright, spacious living room on the other, creating ideal spaces for entertaining family and friends.

The open-plan dining room and kitchen form the heart of the home, offering a warm and sociable space for everyday living. A utility room, guest WC, second entrance with its own staircase and an additional ground-floor bedroom provide excellent flexibility for family life or visiting guests.

Upstairs, the landings lead to five comfortable bedrooms, including an attractive master suite with dressing room and en-suite shower room. Two additional shower rooms and a family bathroom complete the accommodation.

The second floor offers a further bedroom together with extensive attic space.

Attached to the main house, yet completely independent, is a charming one-bedroom guest accommodation with a living room and kitchen on the ground floor and a bedroom with shower room upstairs. Adjacent to this is a second building of similar layout, offering exciting potential to create an additional holiday cottage (subject to any necessary permissions).

The extensive outbuildings provide exceptional versatility, whether you require workshops, storage, garages or wish to develop further guest accommodation.

Outside, the heated swimming pool and its large pergola create the perfect setting for relaxing and entertaining throughout the summer months.