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## 19th Century Manor And Its Outbuildings In Perfect Condition

Montmorillon , Vienne , Nouvelle Aquitaine



# €950,000

inc. of agency fees

5 Beds      450 sqm      2.78 ha

South of Poitiers and 3h30 from Paris, in pretty unspoiled countryside, close to Montmorillon (city of books) charming property comprising a meticulously renovated 19th century manor house, offering a...

### At a Glance

<b>Reference</b>	MFH-CJC02052	<b>Near to</b>	Montmorillon	<b>Price</b>	€950,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	450 sqm
<b>Land</b>	2.78 ha			<b>Land Tax</b>	N/A

### Property Description

South of Poitiers and 3h30 from Paris, in pretty unspoiled countryside, close to Montmorillon (city of books) charming property comprising a meticulously renovated 19th century manor house, offering a very s great comfort of life Entrance hall leading to an elegant kitchen with dining area and functional fireplace, a 32m2 living room with fireplace, 36m2 dining room and a bedroom with shower room âEUR' WC. On the 1Âo

floor four beautiful bedrooms with their bathroom or shower, linen room and dressing room. On the 2nd floor, four attic bedrooms around a vast landing of 77m<sup>2</sup> with billiards. On the ground floor, large summer kitchen and scullery, laundry room, wine cellar, boiler room (geothermal) and workshop. Very nice outbuildings including a caretaker's house also renovated of 142m<sup>2</sup>, garage, stable, bread oven, workshop and swimming pool with pool-house. Pretty park of 2ha 78a with pond and orchard.

DPE: C 143 GES: A 4 -

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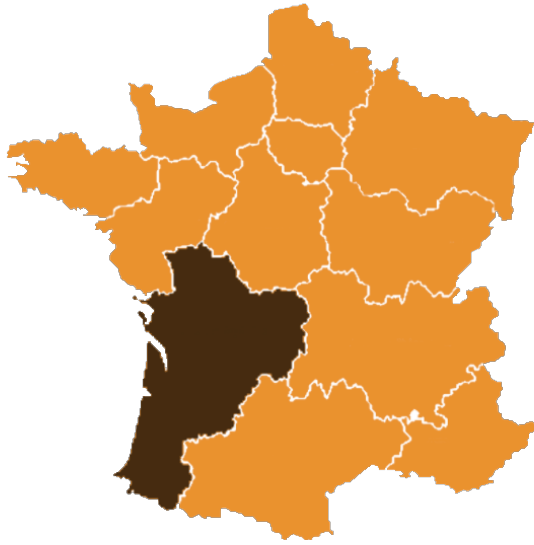
## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€950,000

## Key Information

Internal Area:	450 sqm
Land Area:	2.78 ha

## Location: Nouvelle Aquitaine



## Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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