

A stately Manor - former vineyard manoir - with front

Country House For Sale

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Price: €367,500

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Vouzailles Poitou-
Charentes,86170

A stately Manor - former vineyard manoir - with front and rear drive/road access with electric gates. Situated in a large garden of 1.3 hectares, laid to lawn with mature fruit trees and vegetable patch and with several large outbuildings in white Loire stone: stables, garage with mechanics pit and more.

The house has been recently renovated and benefits from new electrics and plumbing, oil central heating, wood double glazing, recently refurbished slate roof, and is on mains drains.

Living accommodation is over 3 floors with two large salons with working fireplaces, kitchen, wine cave and central entree/foyer with spiral stairs to upper floors and loft. 1st floor: 2 bedrooms with ensuite bathrooms and 1 bedroom with ensuite sink and wc. 2nd floor: 4 bedrooms, 2 with sink, and a large family bathroom with wc.

The magnificent and well presented manor house is situated on the edge of the charming village of Vouzailles, 25 kms from Poitiers with train and airport. 15 mins by car to nearest supermarket, 10 mins to local shop. 90 minutes to coastal beaches, Cognac and Loire.

A must see.

The sale price includes agency fees of 5% (350.000 euros net price). The fees are paid by the buyer at the signing of the act of property.