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## Domain of 31HA with possibility of renting or buying 62HA mo

Confolens , Charente , Nouvelle Aquitaine



**€798,000**

inc. of agency fees

13 Beds      570 sqm      31.35 ha

Less than 1 hour from Poitiers, Angoulême and Limoges, property of 31HA with its magnificent pond The property consists of a manor to finish decorating, surrounded by its outbuildings. The mansion from...

### At a Glance

<b>Reference</b>	MFH-CJC02065	<b>Near to</b>	Confolens	<b>Price</b>	€798,000
<b>Bed</b>	13	<b>Pool</b>	No	<b>Hab.Space</b>	570 sqm
<b>Land</b>	31.35 ha			<b>Land Tax</b>	N/A

### Property Description

Less than 1 hour from Poitiers, Angoulême and Limoges, property of 31HA with its magnificent pond The property consists of a manor to finish decorating, surrounded by its outbuildings. The mansion from the 1850s offers 570m2 of living space on 3 levels, 16 rooms including 13 bedrooms. Stone outbuildings are added to it: 2 houses to renovate into gites, 2 beautiful barns, tack room, horse stable, orangery, old wash

house, stable of 900m2 a little away... All on a hilly plot of 31HA 35A with a pond of more than 4HA generously full of fishes. The main interest of this Domain is its great potential to develop activities such as agriculture, tourism or leisure Very rare for sale. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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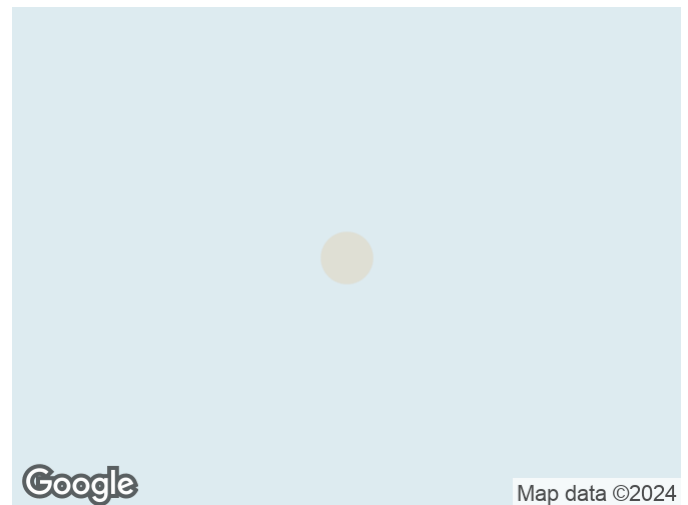
## Summary

Property type:	Farmhouse
Bedrooms:	13
Price	€798,000

## Key Information

Internal Area:	570 sqm
Land Area:	31.35 ha

## Location: Nouvelle Aquitaine



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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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