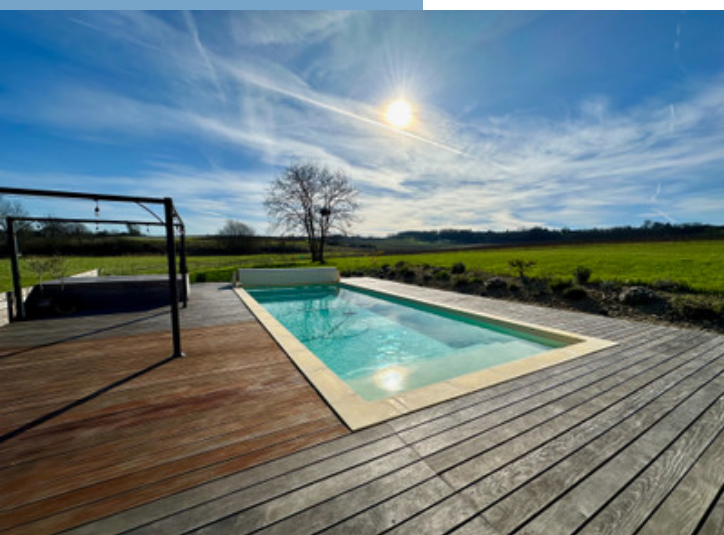




SUPERB, DETACHED 5 BEDROOM FAMILY HOME
WITH AIR CONDITIONING, NEW POOL,
SEPARATE APARTMENT, GITE POTENTIAL

www.leggettprestige.com

SUPERB, DETACHED 5
BEDROOM FAMILY HOME
WITH AIR
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APARTMENT, GITE POT...



PROPERTY FACT FILE	
REFERENCE	A26990JRI7
PRICE	€ 556,500 £ 478,495* <small>*agency fees included: 5 % TTC to be paid by the buyer (530 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	310 m ²
LAND	24420 m ²
TOWN	Saint-Thomas-de-Conac
DEPARTMENT	Charente_Maritime
LOCATION	Hamlet property
TYPE	
CONDITION	Excellent condition
FEATURES	Wheelchair friendly, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Panoramic views over vineyards and countryside
- Newly refurbished and in excellent condition
- Ground floor accom with potential disabled access
- Tranquil location but close to the village
- Under one hour from Bordeaux. 25 mins to beach.

SUPERB, DETACHED 5
BEDROOM FAMILY HOME
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CONDITIONING, NEW
POOL, SEPARATE
APARTMENT, GITE POT...
Ref : A26990JR17

Presented in excellent order, this property has just about everything - a three-bedroomed main house with a two bedroomed independent second house with gite potential, in the basement. A new salt water swimming pool, barn space for parking, storage and workshops as well as a potting shed. Over two hectares of land and located within

DESCRIPTIF

Set in an extremely quiet and peaceful position, this property is superbly renovated and tastefully decorated. This five bedroomed family home offers comfortable and flexible accommodation over three floors.

It is extremely flexible and is ideal for family home, rental opportunities or a second home.

The principal living space is accessed via stone steps to the front door giving onto a spacious entrance hallway. On the left is a family living room with reversible heat pump providing cooling in summer and heating in winter. There is also wood burner providing a very attractive centrepiece to this space.

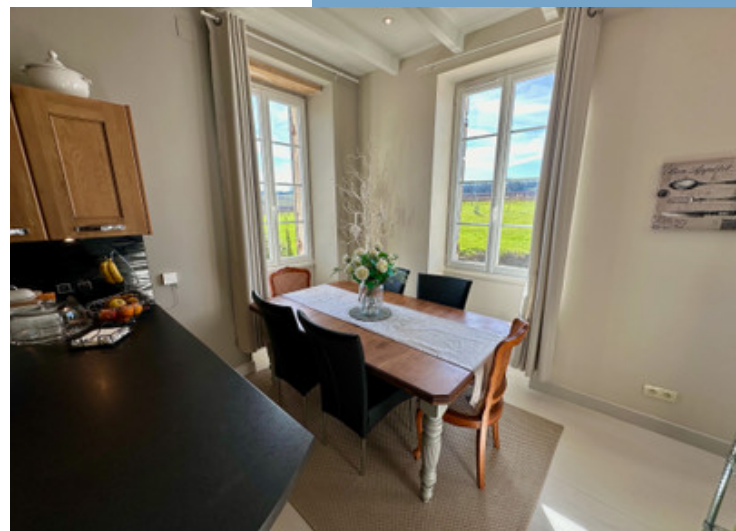
On the opposite side of the hallway, there is a downstairs WC. Moving on to the kitchen with solid oak units and dining area enjoying double aspect windows with views onto the garden, pool and countryside views beyond.

Upstairs, there are three bedrooms with the master suite enjoying a private bathroom and WC, whilst the two further large double bedrooms share a family bathroom and WC just next door.

The basement level, with its own entrance from the pool side of the house, can be used as part of the family home or has the potential for a self-contained rental gîte with two bedrooms and it could easily be converted to provide independent accommodation for a member of the family with restricted mobility.

There is substantial dry barn space of over 200 square metres with plenty of room for vehicles, garden equipment, a workshop and storage.

To the outside, the newly i



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26990JR17>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

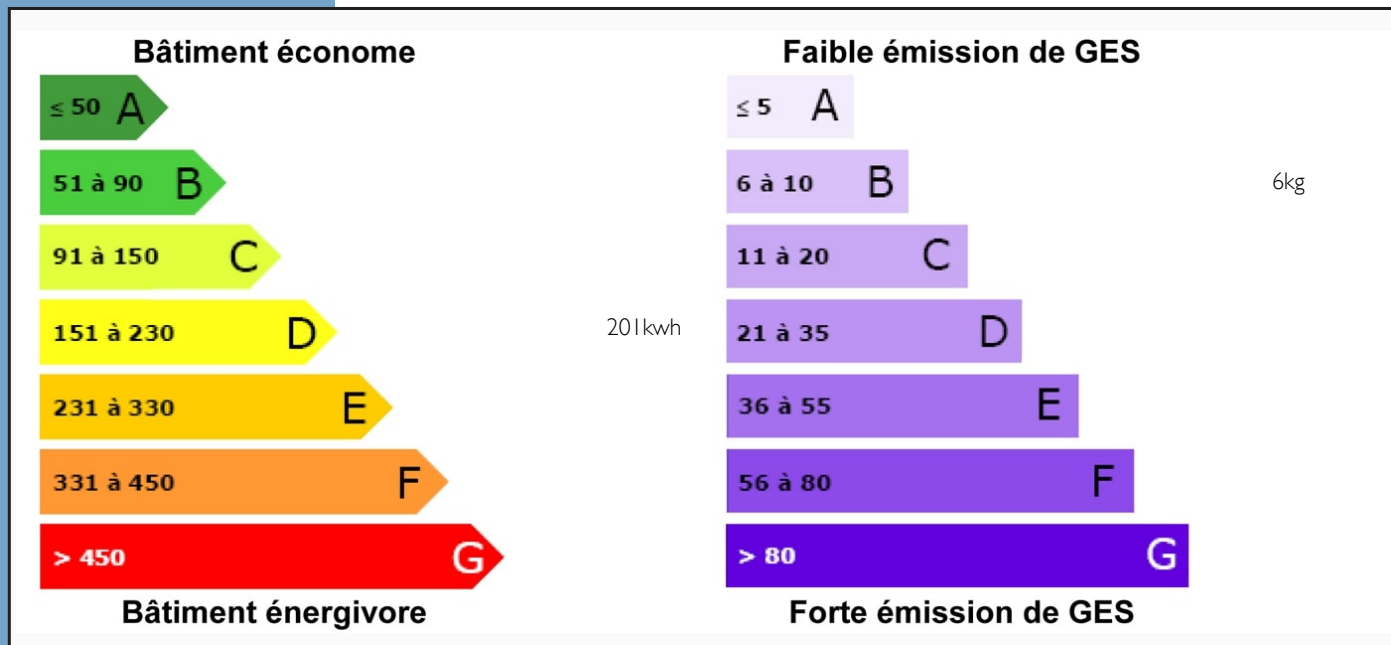
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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BEDROOM FAMILY HOME
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A26990JR17

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A26990JR17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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