



IMPRESSIVE 5 BEDROOM MAISON DE MAITRE
WITH SWIMMING POOL, GARDENS AND BARNs
CLOSE TO MARKET TOWN.

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PROPERTY FACT FILE	
REFERENCE	A10854
PRICE	€ 583,000 £ 498,337* <small>*agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	348 m ²
LAND	5526 m ²
TOWN	Aumagne
DEPARTMENT	Charente_Maritime
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- 5 bedroom 4 bathroom country house
- Large light rooms, lots of original features.
- 4 bathrooms, fully double glazed, central heating
- Fast WiFi, close to local amenities
- Orchard, grounds, heated pool and barns to convert

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This beautiful house, finished to a high standard, offers large light rooms with a host of original features (open fireplaces, exposed stone walls and wooden floors.)

There are five bedrooms, and four bathrooms (one on the ground floor). Well equipped for modern living, the house is fully double

DESCRIPTIF

Access to the property is via a private drive to the gated terrace.

ENTRANCE HALL

KITCHEN/DINER (37m²) with glazed doors to terrace

LAUNDRY/UTILITY ROOM (11m²) with sink and cupboards door to second TERRACE (44m²)

BATHROOM (10m²) with walk in shower, twin basins and WC

LIVING ROOM (35m²) double windows to front, woodburner

LIVING ROOM 2 (39m²) currently used as a home cinema,

wood-burner. Door access to side barn

First floor

LANDING (could be used as study area)

BEDROOM 1 (26m²) with en suite BATHROOM (10m²) WC and bath

BEDROOM 2 (34m²)

SHOWER ROOM (6m²) shower WC

BEDROOM 3 (37m²) with separate spiral stair access to ground floor

Second floor

STUDY (22m²) (possible to use as bedroom)

BEDROOM 4 (20m²) in addition two large storage rooms

BEDROOM 5 (29m²) storage cupboard

SHOWER ROOM (7m²) shower, WC, hand basin

Exterior

Terraced and gated garden with POOL (heated)

BARN (150m²) (Suitable for conversion)

BARN (40m²) currently used as stabling

Smaller stone sheds

Walled terraced garden with pool leading to land currently used as paddocks with well established trees.

gated entrance with private drive.

All measurements approximate

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A10854>

COMPLETE FILE AND PHOTO ON REQUEST



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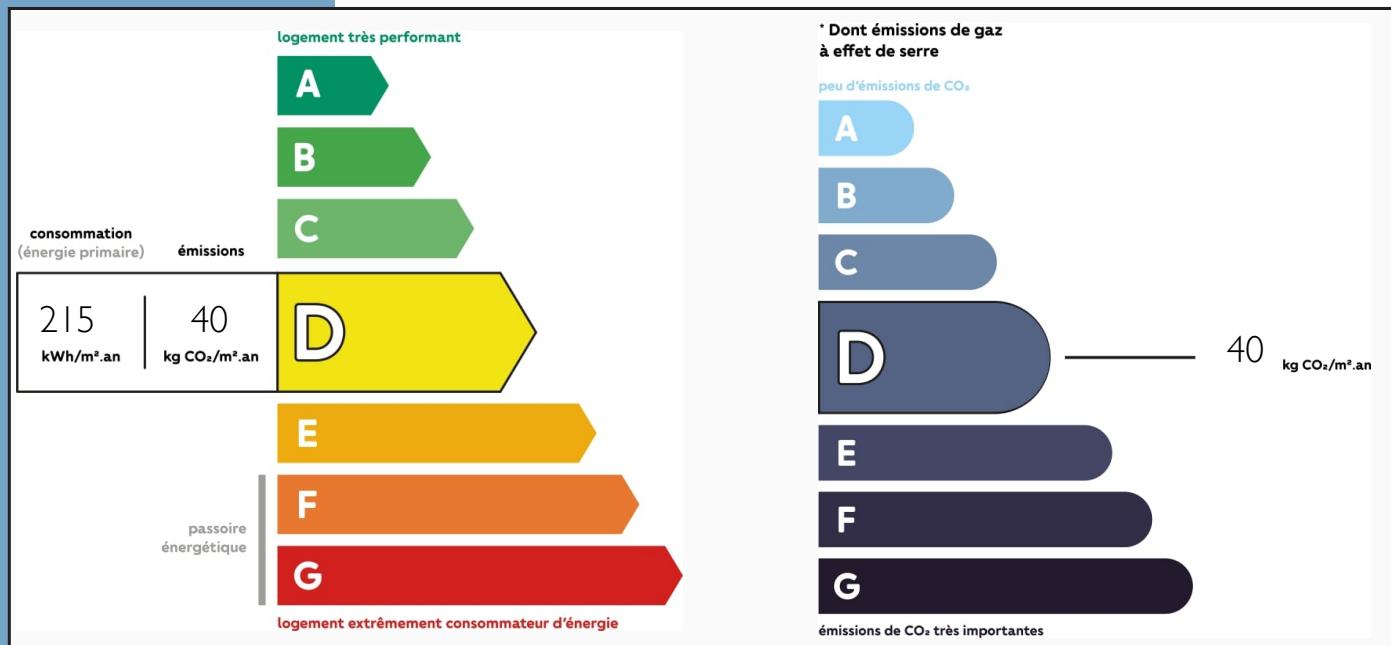
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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
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