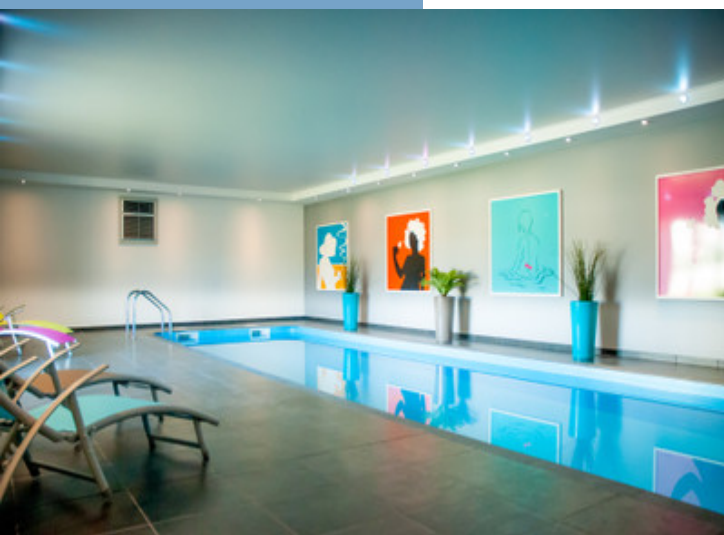
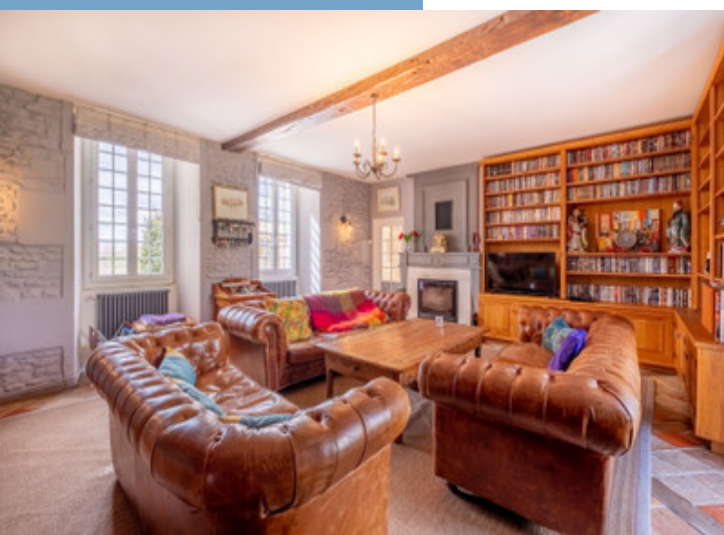




MAGNIFICENT DOMAINE WITH 4 COTTAGES,
BEAUTIFUL GARDEN, LARGE GARAGE, HORSE
BOXES, WELLNESS BUILDING + 2 POOLS

MAGNIFICENT DOMAINE
WITH 4 COTTAGES,
BEAUTIFUL GARDEN,
LARGE GARAGE, HORSE
BOXES, WELLNESS
BUILDING ...



PROPERTY FACT FILE	
REFERENCE	A18296SDU17
PRICE	€ 2,205,000 £ 1,888,803* *agency fees included: 5 % TTC to be paid by the buyer (2 100 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	954 m ²
LAND	27000 m ²
TOWN	Dompierre-sur-Charente
DEPARTMENT	Charente_Maritime
LOCATION	0-2KM to amenities
TYPE	Gîte
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
*Price based on current exchange rate which is subject to change	



- Located near Saintes
- Stunning property with a sumptuous French garden
- Main house of more than 600 m² and 4 cottages
- Heated outdoor pool, indoor pool, jacuzzi, hammam
- Gym, massage room & SPA. Relaxation room with bar

MAGNIFICENT DOMAINE
WITH 4 COTTAGES,
BEAUTIFUL GARDEN,
LARGE GARAGE, HORSE
BOXES, WELLNESS
BUILDING ...

Ref : A18296SDU17

This 15th century Logis is located near Saintes, in Charente-Maritime. A tree-lined driveway will lead you to the porch and the main courtyard.

This exceptional property overlooks a sumptuous French garden. On almost 3 hectares, let yourself be carried away by the authenticity,

DESCRIPTIF

15th century dwelling of approximately 600m²

On the ground floor

- An entrance hall of 12.5m² composed of a corridor 10m² with WC and boiler room
- two lounges 38m² and 37m²
- two offices 11m² and 20m²
- a dining room 37m²
- a kitchen 60m²
- a laundry room
- a cellar

On the first floor

- landing
- 5 bedrooms from 13m² to 27m²
- 5 bathrooms with WC
- 2 dressing rooms

Apartment

- a kitchen
- a shower room
- 3 bedrooms

Heating : oil and air-water heat pump

Mains drainage

South exposure

- 1 gîte 60 m²
- 2 gîte 74 m²
- 3 gîte 100 m²
- 4 gîte 120 m².

outdoor pool : 11x5 m

indoor pool : 11x3 m

hammam

massage room

gym room

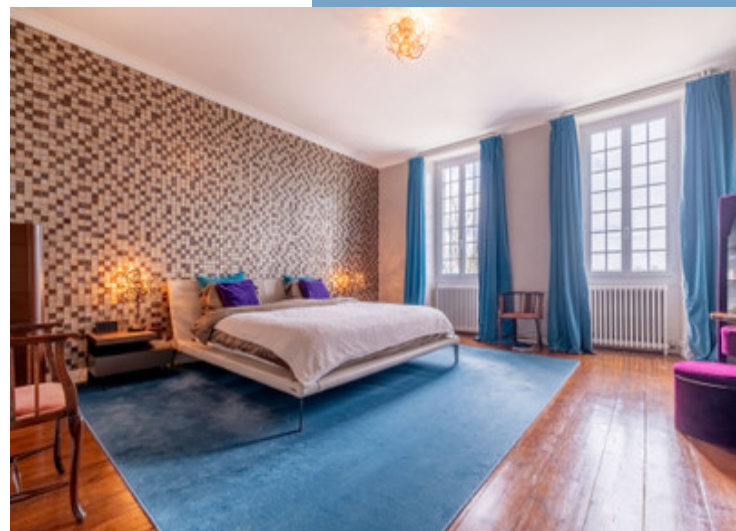
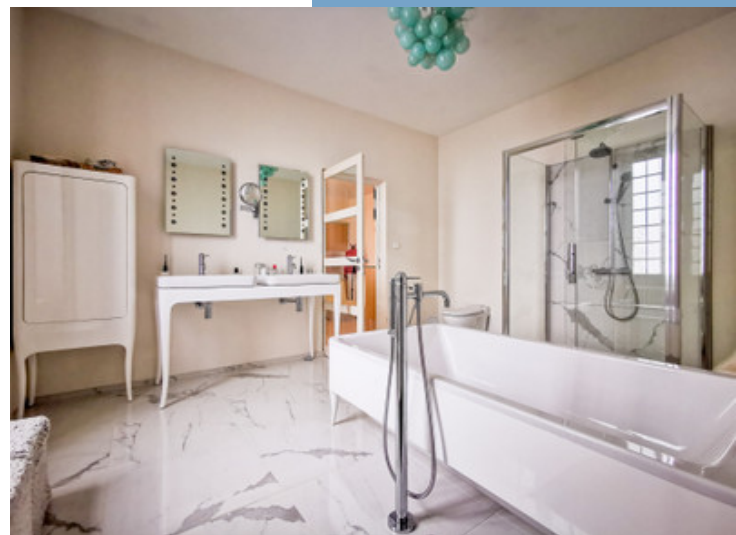
relaxation room

6 door garage

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18296SDU17>

COMPLETE FILE AND PHOTO ON REQUEST



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

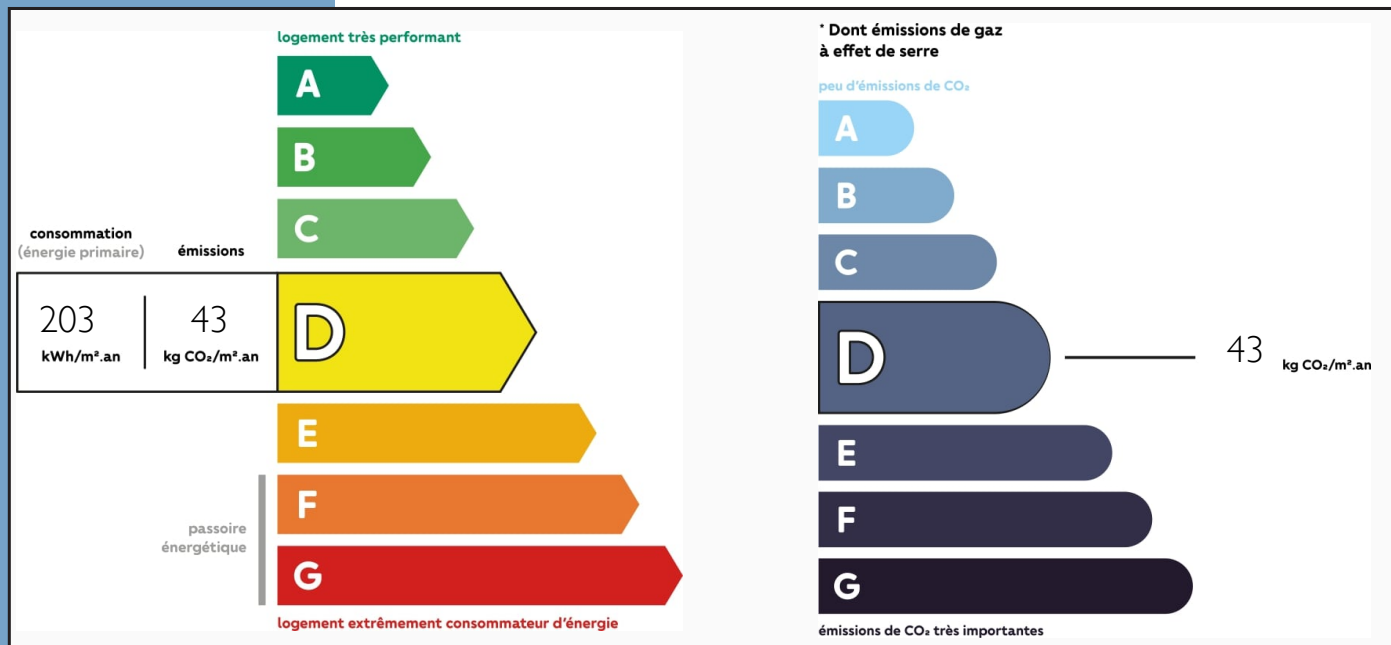
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT DOMAINE
WITH 4 COTTAGES,
BEAUTIFUL GARDEN, LARGE
GARAGE, HORSE BOXES,
WELLNESS BUILDING ...

Ref : A18296SDU17

ENERGIE-DPE

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



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 : A18296SDU17
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr