



ELEGANT MAISON DE MAÎTRE WITH SWIMMING POOL. B&B. LARGE OUTBUILDINGS, MATURE GARDEN. 15 MINUTES FROM JONZAC

ELEGANT MAISON DE
MAÎTRE WITH SWIMMING
POOL. B&B. LARGE
OUTBUILDINGS, MATURE
GARDEN. 15 MINUTES
FRO...



PROPERTY FACT FILE	
REFERENCE	A29665ELM17
PRICE	€ 678,400 £ 561,749* <small>*agency fees included: 6 % TTC to be paid by the buyer (640 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	401 m ²
LAND	7512 m ²
TOWN	Chaunac
DEPARTMENT	Charente_Maritime
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Authentic Maison de Maître
- 8 bedrooms and 7 bathrooms
- Pool 10 x 5 with its terrace
- Private and peaceful environment
- Large outbuildings 250m²

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Located in a small hamlet in the south of Charente Maritime, this superb Maison de Maître will transport you back in time with its large volumes, its oak parquet floors, its large fireplaces, all set in a private outdoor setting in the heart of the countryside.

DESRIPTIF

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

GROUND FLOOR

- Entrance hall with oak flooring - 35m²
- Living room with oak floor and open fireplace - 32m²
- Dining room with oak floor and open fireplace - 30m²
- Bedroom 1 - 32m² with 6m² bathroom (shower, sink and toilet)
- Bedroom 2 (existing fireplace but not used) - 29m²
- Kitchen with open fireplace - 19m²
- Back kitchen 11m² with its 25m² terrace and private garden
- Boiler room - 13m²
- WC and sink - 2m²

FIRST FLOOR

- Landing - 21m² with a relaxation corner
- Bedroom 3 - 33m² with 4m² shower room (shower, sink and toilet)
- Bedroom 4 - 25m² with 4m² shower room (shower, sink and toilet)
- Storage cupboard - 2m²
- Bedroom 5 - 15m² with 4m² shower room (shower, sink and toilet) communicating with Bedroom 6 of 18m² with 4m² shower room (shower, sink and toilet)
- Bedroom 7 - 14m² with 4m² shower room (shower, sink and toilet)
- Bedroom 8 - 13m² with 4m² shower room (shower, sink and toilet)- Possibility of connecting it with Bedroom 7.
- Attic - 27m²
- Attic (blown insulation) - 50m²

OUTBUILDINGS

- Barn concrete floor and electricity - 250m²
- Chai - possibility of making a studio/gîte - 47m²
- Lean-to with old bread oven and a very rare "burgeois" - 12m²
- Chlorine swimming pool 10 x 5 with terrace
- Pool house
- Well

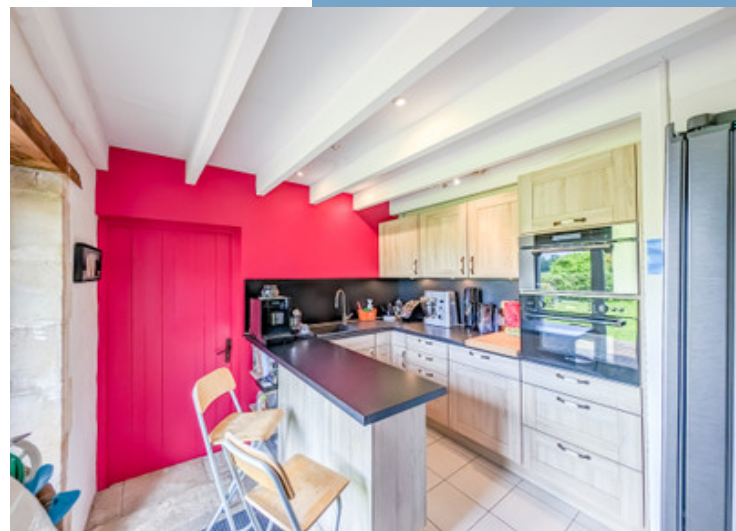
TECHNICAL SHEET

- Ground solar panels x 14
- Heating: oil and wood - 3 fireplaces

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29665ELM17>

COMPLETE FILE AND PHOTO ON REQUEST

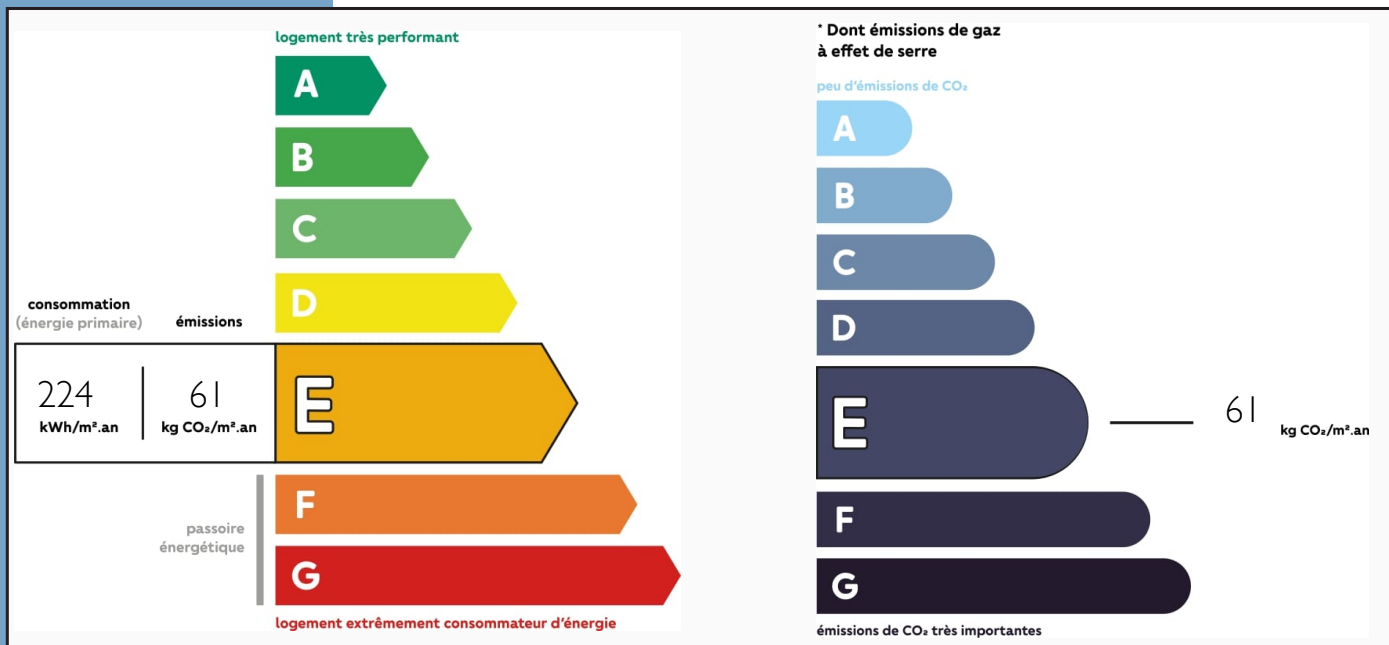


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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.

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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