



OFFER ACCEPTED - ELEGANT MAISON DE  
MAÎTRE WITH SWIMMING POOL. B&B. LARGE  
OUTBUILDINGS, MATURE GARDEN.



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ELEGANT MAISON DE  
MAÎTRE WITH SWIMMING  
POOL. B&B. LARGE  
OUTBUILDINGS, MATURE  
GARDE...



PROPERTY FACT FILE	
REFERENCE	A29665ELM17
PRICE	€ 678,400 £ 561,444* <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 <sup>2</sup>
LAND	7512 m <sup>2</sup>
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 250m<sup>2</sup>

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

### FIRST FLOOR

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

### OUTBUILDINGS

- Barn concrete floor and electricity - 250m<sup>2</sup>
- Chai - possibility of making a studio/gîte - 47m<sup>2</sup>
- Lean-to with old bread oven and a very rare "burgeois" - 12m<sup>2</sup>
- Chlorine swimming pool 10 x 5 with terrace
- Pool house
- Well

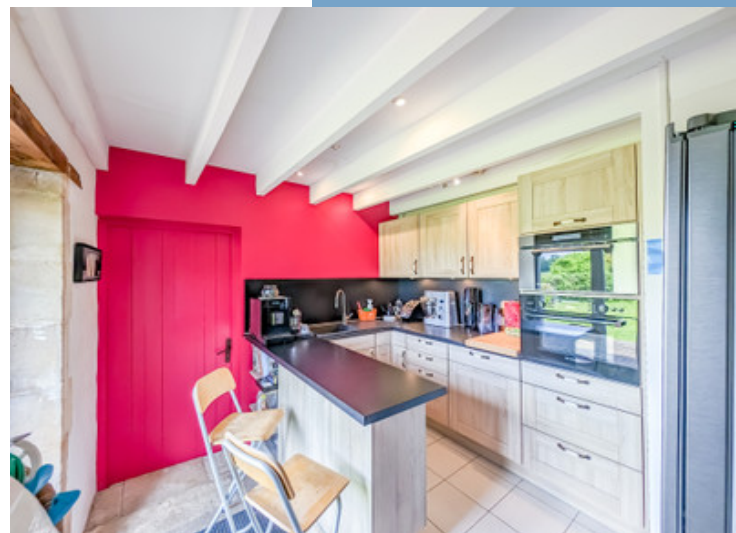
### TECHNICAL SHEET

- 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

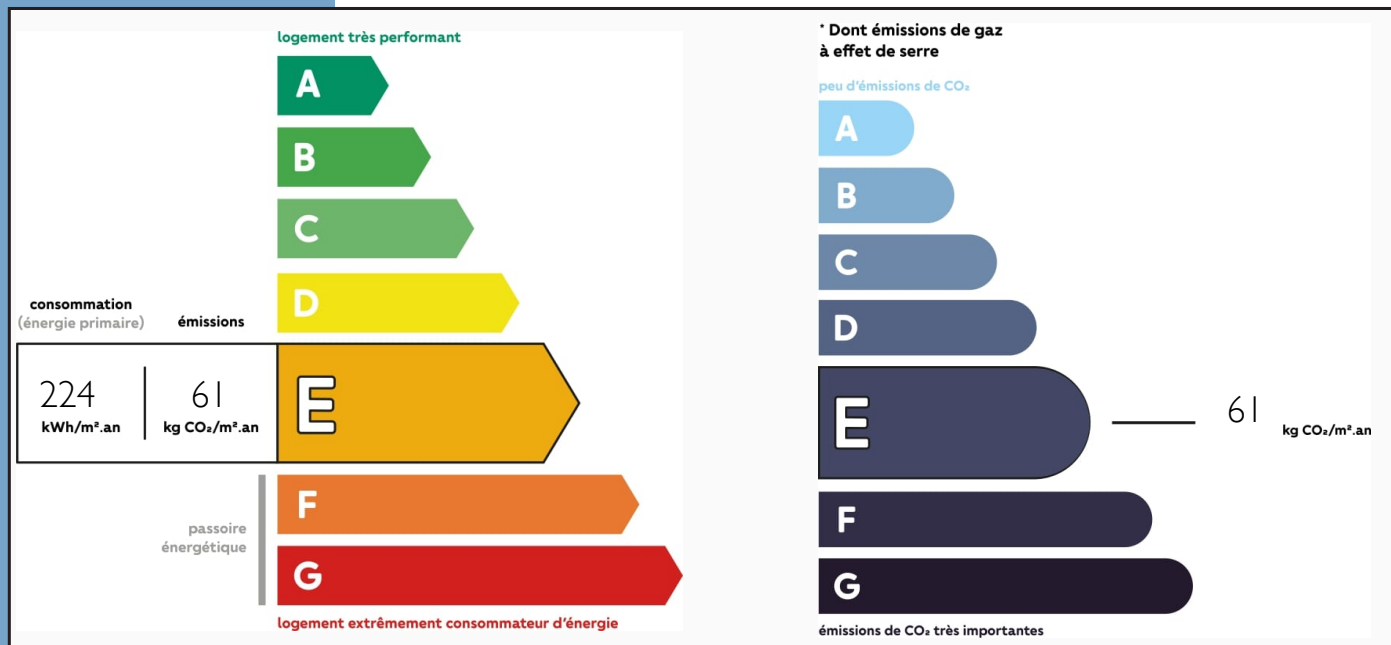


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A29665ELM17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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