



MAGNIFICENT CHARENTAISE 5 BEDROOM
HOUSE OVERLOOKING PARK GARDENS .
COURTYARD AND BARNs . NOT TO BE MISSED.

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PROPERTY FACT FILE

REFERENCE	A32202JH117
PRICE	€ 550,000 £ 460,268* <small>*agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	283 m ²
LAND	8050 m ²
TOWN	Courcerac
DEPARTMENT	Charente_Maritime
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change



- Beautiful location - Calm , private and tranquil .
- Overlooking park gardens and countryside .
- Large bright rooms overlooking gardens .
- Near to Saintes , Cognac and Saint Jean D'angely .
- Fibre internet and double glazing .

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Not to be missed - this magnificent family home is on the market after being cared for by the same family for over 2 generations .
Hidden away at the end of a little impasse , the south facing stone facade of the house overlooks beautifully gardens and parkland with established trees which provide a truly private haven .

DESCRIPTIF

The house in more detail:

Ground floor :

Entrance : 11m²

Salon : 32m²

Dining room : 28m²

Snug / Tv room : 23m²

Kitchen : 21m² - opening to terrace and gardens .

Bedroom 1 : 25m²

Bathroom with bath and shower and WC : 18m²

Rear kitchen / boiler room : 30m²

Workshop : 48m²

First floor :

Mezzanine office and studio : 23m²

Hallway leading to 4 bedrooms 22m² , 16m² , 13m² , 12m² .

Shower room with separate WC

Additional room 28m² offers ability to create an additional bathroom / dressing area .

Property that could be converted to gites with the correct permissions of 100m² plus 100m² on the first floor .

Gated entry , Courtyard , outside covered terrace , park gardens .

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32202JH117>

COMPLETE FILE AND PHOTO ON REQUEST

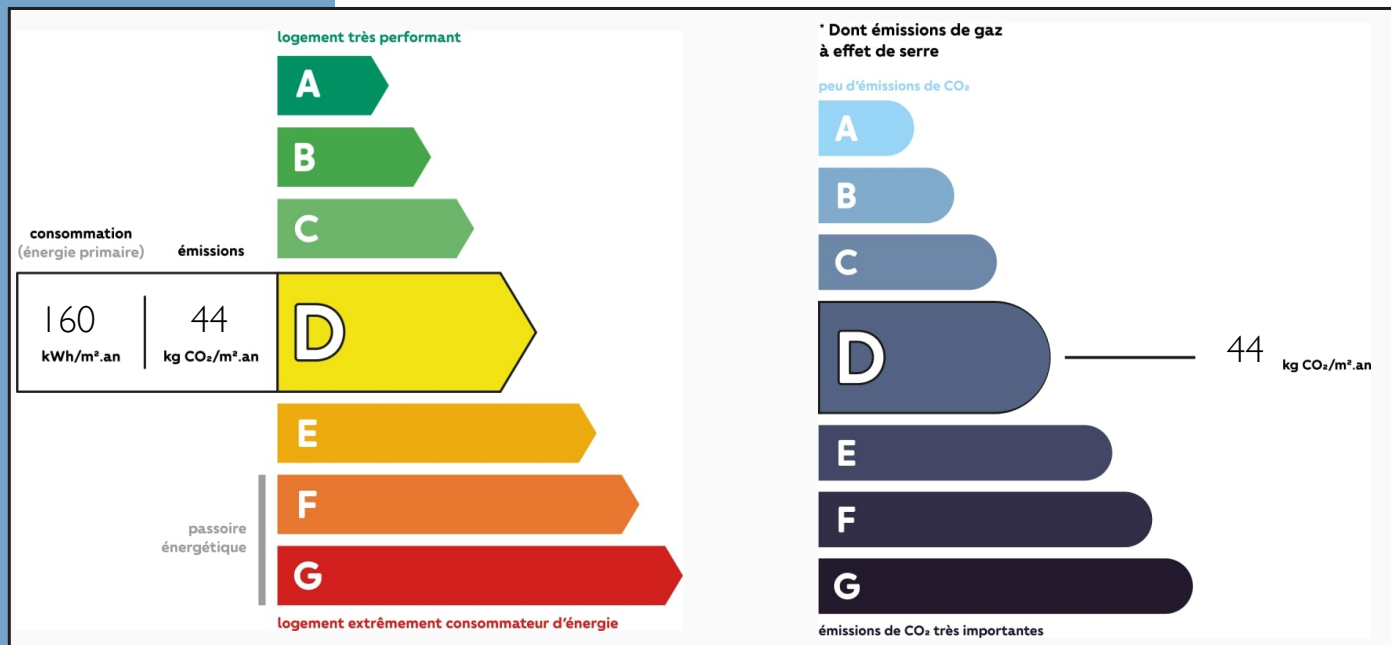


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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A32202JH117
FILE COMPLETE
AND PHOTOS
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