



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

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



PROPERTY FACT FILE	
REFERENCE	A32202JH117
PRICE	€ 546,000 £ 451,870* <small>*agency fees included: 5 % TTC to be paid by the buyer (520 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	283 m <sup>2</sup>
LAND	8050 m <sup>2</sup>
TOWN	Courcerac
DEPARTMENT	Charente_Maritime
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 .

MAGNIFICENT  
CHARENTAISE 5  
BEDROOM HOUSE  
OVERLOOKING PARK  
GARDENS . COURTYARD  
AND BARNs . NOT TO BE  
Méf : A32202JH117

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 : 11m<sup>2</sup>

Salon : 32m<sup>2</sup>

Dining room : 28m<sup>2</sup>

Snug / Tv room : 23m<sup>2</sup>

Kitchen : 21m<sup>2</sup> - opening to terrace and gardens .

Bedroom 1 : 25m<sup>2</sup>

Bathroom with bath and shower and WC : 18m<sup>2</sup>

Rear kitchen / boiler room : 30m<sup>2</sup>

Workshop : 48m<sup>2</sup>

First floor :

Mezzanine office and studio : 23m<sup>2</sup>

Hallway leading to 4 bedrooms 22m<sup>2</sup> , 16m<sup>2</sup> , 13m<sup>2</sup> , 12m<sup>2</sup> .

Shower room with separate WC

Additional room 28m<sup>2</sup> offers ability to create an additional bathroom / dressing area .

Property that could be converted to gites with the correct permissions of 100m<sup>2</sup> plus 100m<sup>2</sup> 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

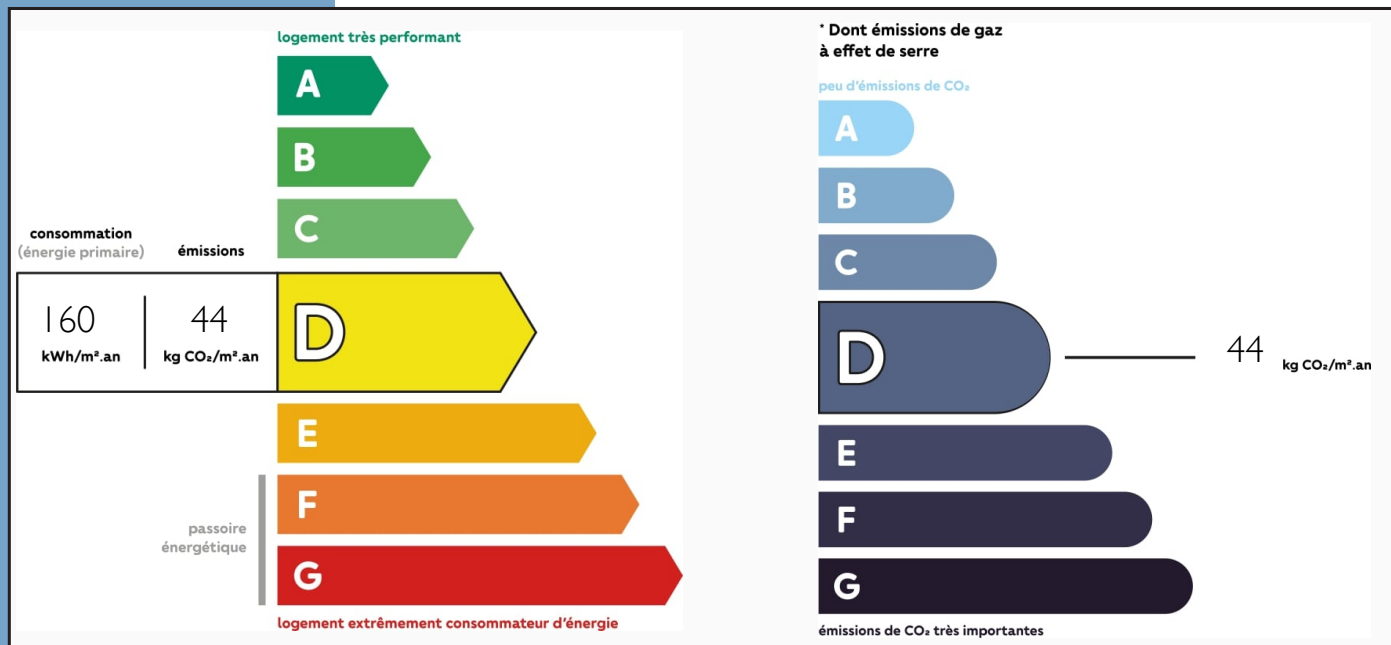


MAGNIFICENT CHARENTAISE  
5 BEDROOM HOUSE  
OVERLOOKING PARK  
GARDENS . COURTYARD AND  
BARN . NOT TO BE M...

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

Ref : A32202JH117

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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.

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 :A32202JH117  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)