



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



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



## PROPERTY FACT FILE

|               |  |
|---------------|--|
| REFERENCE     | A32202JH117  |
| PRICE         | € 550,000<br>£ 455,428*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(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,<br>Country House  |
| CONDITION     | Good condition   |
| FEATURES      | Other Drainage, Garage, Private<br>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 : 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 .

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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



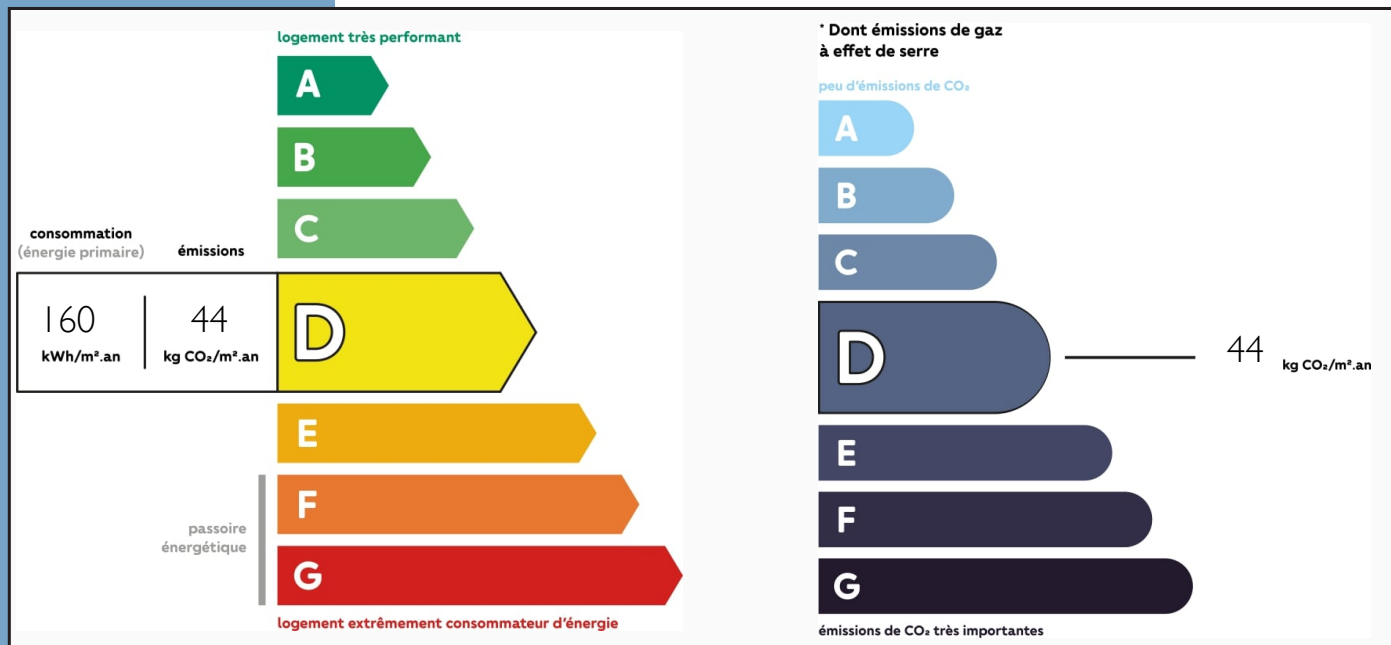


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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A32202JH117  
FILE COMPLETE  
AND PHOTOS  
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)