



BEAUTIFULLY RENOVATED STONE HOUSE IN  
IMMACULATE ENCLOSED GARDEN. CALM BUT  
CLOSE TO AMENITIES.

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PROPERTY FACT FILE	
REFERENCE	A32987BBE17
PRICE	€ 672,000 £ 559,595* <small>*agency fees included: 6 % TTC to be paid by the buyer (633 963 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	200 m <sup>2</sup>
LAND	3700 m <sup>2</sup>
TOWN	Clérac
DEPARTMENT	Charente_Maritime
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Private parking, Wel

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



- Immaculate renovation
- Beautiful enclosed garden
- Ideal situation; calm but close to amenities.
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Beautiful three bedroomed stone house built in 1878, tastefully renovated with top quality materials, nestling in a magnificent mature, totally enclosed garden with no overlooking neighbours.

## DESCRIPTIF

The Convent, as it is known, was built in 1878. It lies in a small but vibrant village in sunny southern Charente Maritime, 40 minutes from Bordeaux on an expressway and very close to St Emilion. Having passed the electric gate (with interphone), the single story house is visible at the end of a gravel drive, bordered on either side by the well-designed and fully planted garden.

Several steps lead to the front door behind which there is a long, impressive entrance hall, with original terracotta tiling, leading right through the house to doors which open onto the garden behind. The beamed entrance hall separates the day area of the house from the night area.

The large living area with three high windows that look out onto the garden, is an oasis of calm and luxury. A beautiful period stone fireplace completes the tasteful renovation and decoration.

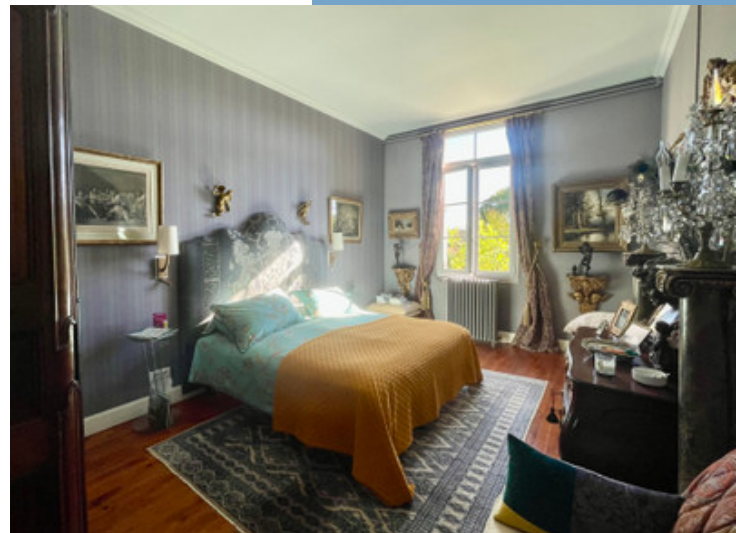
The dining room lies between the living space and the fully equipped kitchen which also boasts an informal eating area and a bar.

The night area comprises an ensuite master bedroom, two other bedrooms, a second shower room and separate WC.

All the rooms in the house have direct access to the garden, and the paved terrace is perfect for outside eating during the sunny days.

The utility room; heating system washing machine etc, is also on the ground floor and has a door leading outside giving access to the garden and summer kitchen which could be transformed into separate accommodation

Grassy pathways allow visits to every corner of



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32987BBE17>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

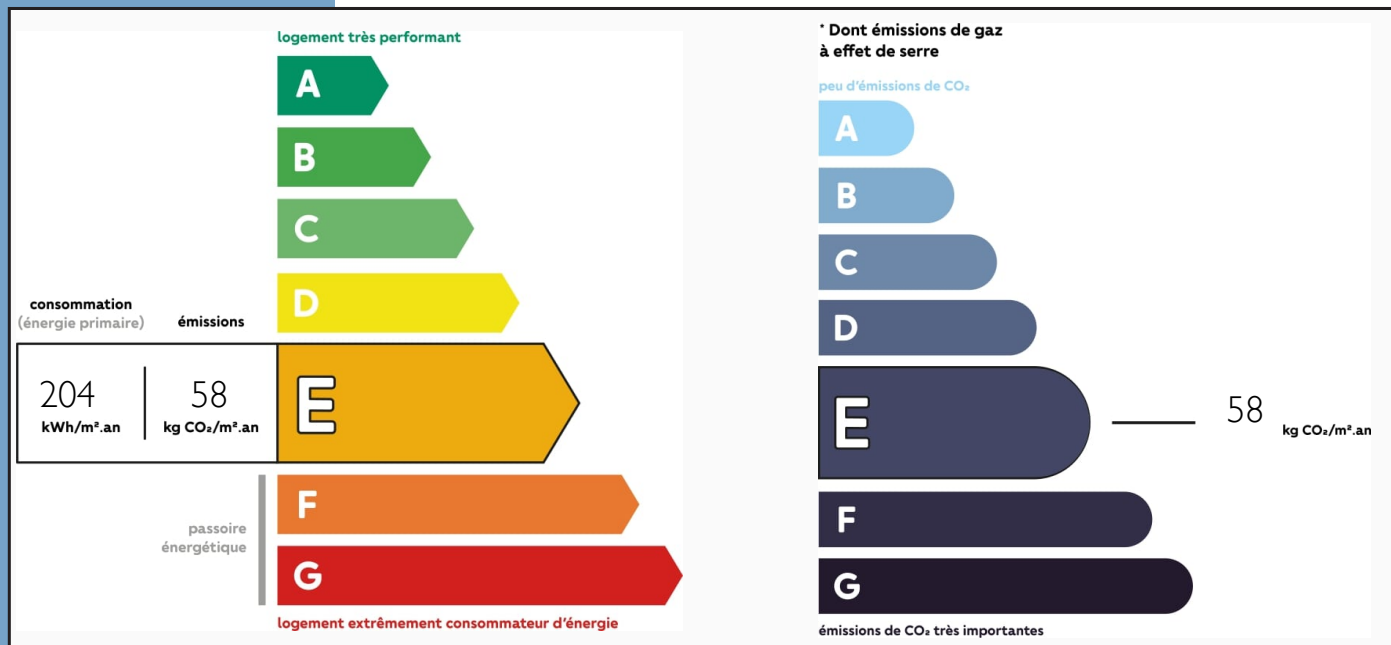
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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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