



STUNNING FORMER COGNAC HOUSE IN 2.5
ACRES WITHIN WALKING DISTANCE TO
POPULAR VILLAGE AND AMENITIES. RARE FIND!

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...



PROPERTY FACT FILE

REFERENCE	A34564EB17
PRICE	€ 596,843 £ 493,947* *agency fees included: 6 % TTC to be paid by the buyer (563 060 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	318 m ²
LAND	9833 m ²
TOWN	Saint-Thomas-de-Conac
DEPARTMENT	Charente_Maritime
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

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



- Walking distance to amenities
- Beautifully renovated
- Mains drainage
- 2.5 acres of private garden with estuary views
- Heated pool

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A rare gem! A superb 6 bed renovated former Cognac house enjoys spectacular views towards the Médoc whilst being only a few minutes walk to the centre of a popular village.

On the ground floor there is a stunning open plan kitchen, utility,

DESCRIPTIF

Ground floor

- Kitchen - 53m²
- Utility - 14m²
- Dining room - 32m²
- Living room - 50m²
- Separate WC
- Cellar - 47.5m²

First floor

- Bedroom 1 - 31m² with ensuite bathroom and WC (11.38m²)
- Bedroom 2 - 18.62m²
- Bedroom 3 - 14.08m²
- Bedroom 4 - 10m²
- Shower room with WC - 5.3m²
- Landing - 4.2m²

Top floor

- Bedroom 5 - 40.8m²
- Bathroom with WC - 18m²
- Bedroom 6 - 12m²

Outside

- Pool - heated, salt water
- Barn - 220m²
- Small ruin with planning permission to extend main house

* Mains drainage

* Heating via wood and electric

** All measurements approximate

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/A34564EB17>

COMPLETE FILE AND PHOTO ON REQUEST



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

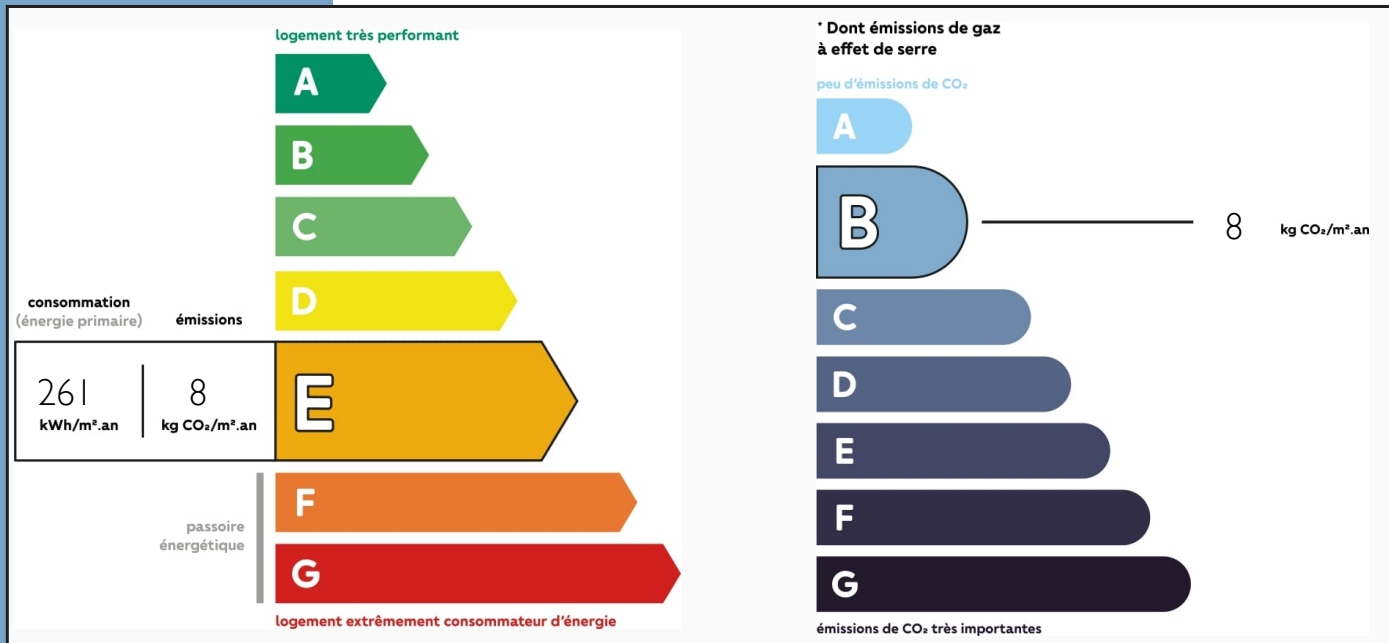
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

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CONTACT

Réf :A34564EB17
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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