



OFFER ACCEPTED - ELEGANT MAISON DE
MAÎTRE WITH SWIMMING POOL. B&B. LARGE
OUTBUILDINGS, MATURE GARDEN.

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OUTBUILDINGS, MATURE
GARDE...



PROPERTY FACT FILE	
REFERENCE	A29665ELM17
PRICE	€ 610,000 £ 0* <small>*agency fees included: 0 % TTC to be paid by the buyer (640 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	401 m²
LAND	7512 m²
TOWN	Chaunac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Authentic Maison de Maître
- 8 bedrooms and 7 bathrooms
- Pool 10 x 5 with its terrace
- Private and peaceful environment
- Large outbuildings 250m²

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Located in a small hamlet in the south of Charente Maritime, this superb Maison de Maître will transport you back in time with its large volumes, its oak parquet floors, its large fireplaces, all set in a private outdoor setting in the heart of the countryside.

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

GROUND FLOOR

Entrance hall with oak flooring - 35m²
 Living room with oak floor and open fireplace - 32m²
 Dining room with oak floor and open fireplace - 30m²
 Bedroom 1 - 32m² with 6m² bathroom (shower, sink and toilet)
 Bedroom 2 (existing fireplace but not used) - 29m²
 Kitchen with open fireplace - 19m²
 Back kitchen 11m² with its 25m² terrace and private garden
 Boiler room - 13m²
 WC and sink - 2m²

FIRST FLOOR

Landing - 21m² with a relaxation corner
 Bedroom 3 - 33m² with 4m² shower room (shower, sink and toilet)
 Bedroom 4 - 25m² with 4m² shower room (shower, sink and toilet)
 Storage cupboard - 2m²
 Bedroom 5 - 15m² with 4m² shower room (shower, sink and toilet)
 communicating with Bedroom 6 of 18m² with 4m² shower room
 (shower, sink and toilet)
 Bedroom 7 - 14m² with 4m² shower room (shower, sink and toilet)
 Bedroom 8 - 13m² with 4m² shower room (shower, sink and toilet)-
 Possibility of connecting it with Bedroom 7.
 Attic - 27m²
 Attic (blown insulation) - 50m²

OUTBUILDINGS

Barn concrete floor and electricity - 250m²
 Chai - possibility of making a studio/gîte - 47m²
 Lean-to with old bread oven and a very rare "bourgeois" - 12m²
 Chlorine swimming pool 10 x 5 with terrace
 Pool house
 Well

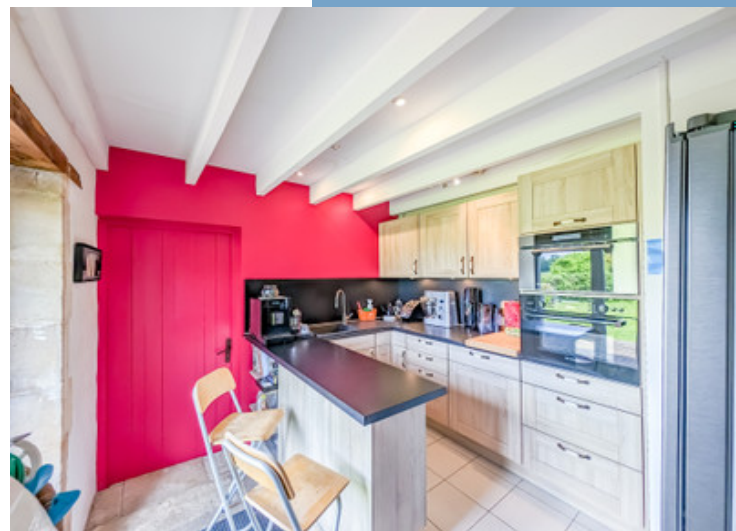
TECHNICAL SHEET

Ground solar panels x 14
 Heating: oil and wood - 3 fireplaces

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29665ELM17>

COMPLETE FILE AND PHOTO ON REQUEST

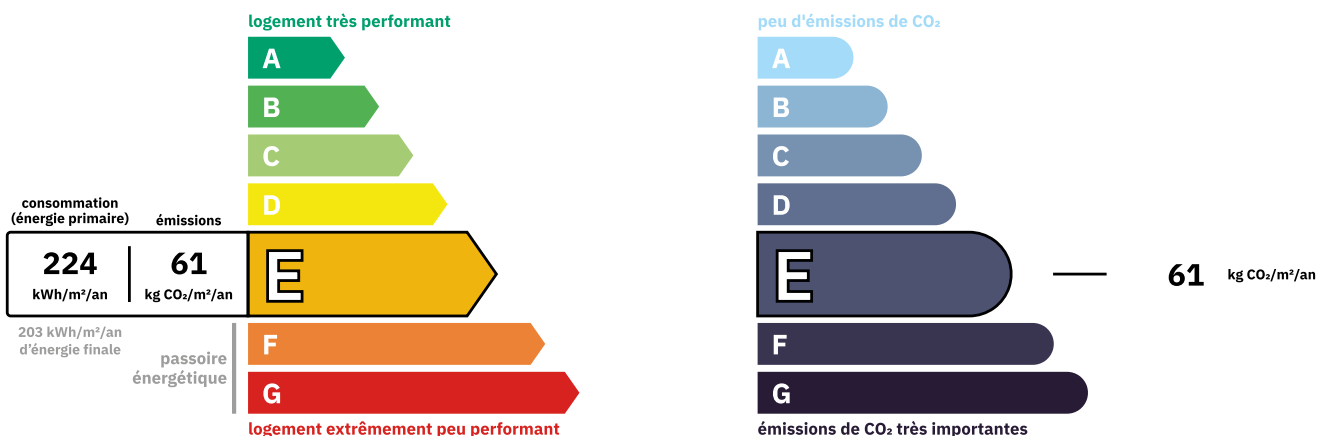


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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 9300 € and 12610€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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