



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

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GARDE...



PROPERTY FACT FILE	
REFERENCE	A29665ELM17
PRICE	€ 678,400 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (640 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	401 m ²
LAND	7512 m ²
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.

DESCRIPTIF

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 "burgeois" - 12m²
- Chlorine swimming pool 10 x 5 with terrace
- Pool house
- Well

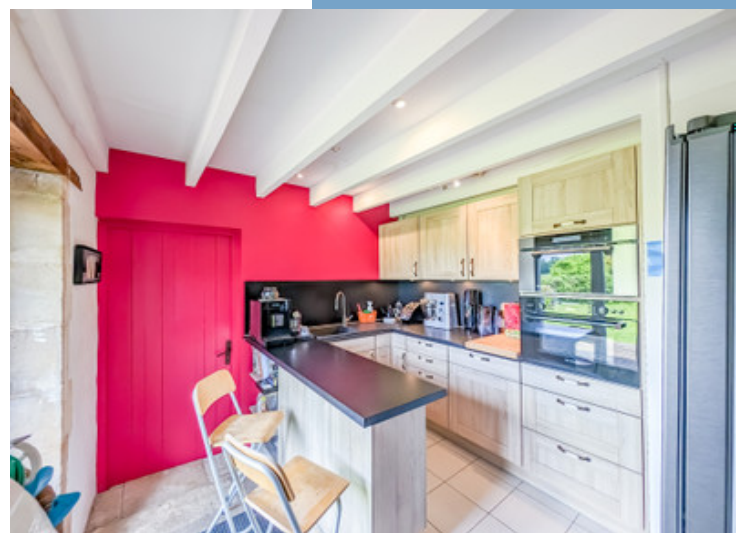
TECHNICAL SHEET

- 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

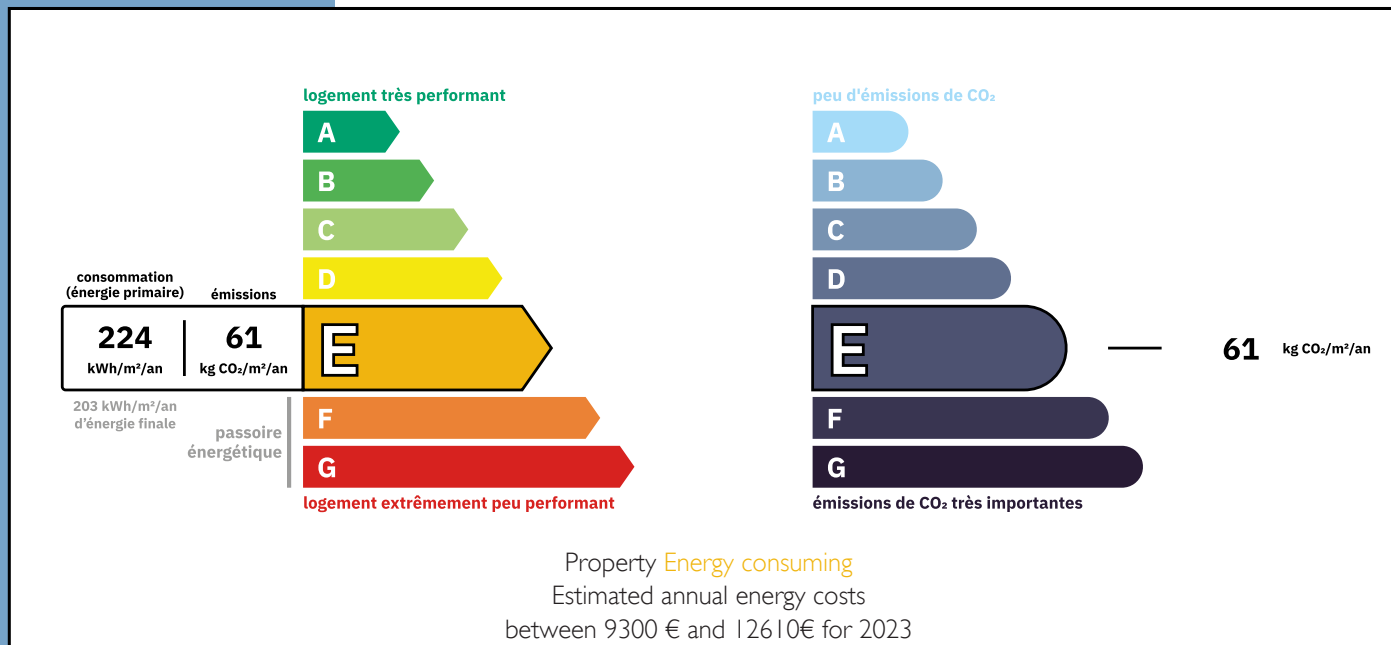


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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