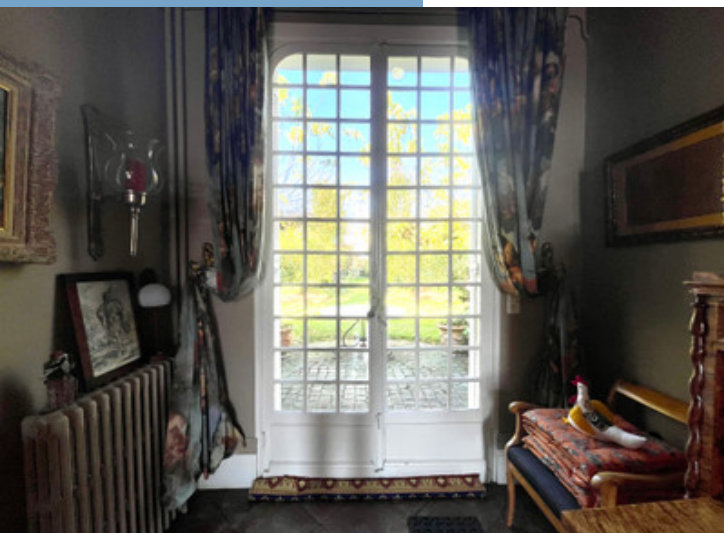




BEAUTIFULLY RENOVATED STONE HOUSE IN
IMMACULATE ENCLOSED GARDEN. CALM AND
CLOSE TO AMENITIES.

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PROPERTY FACT FILE	
REFERENCE	A32987BBE17
PRICE	€ 672,000 £ 0* <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 ²
LAND	3700 m ²
TOWN	Clérac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Private parking, Well

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

Ref : A32987BBE17

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 o



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

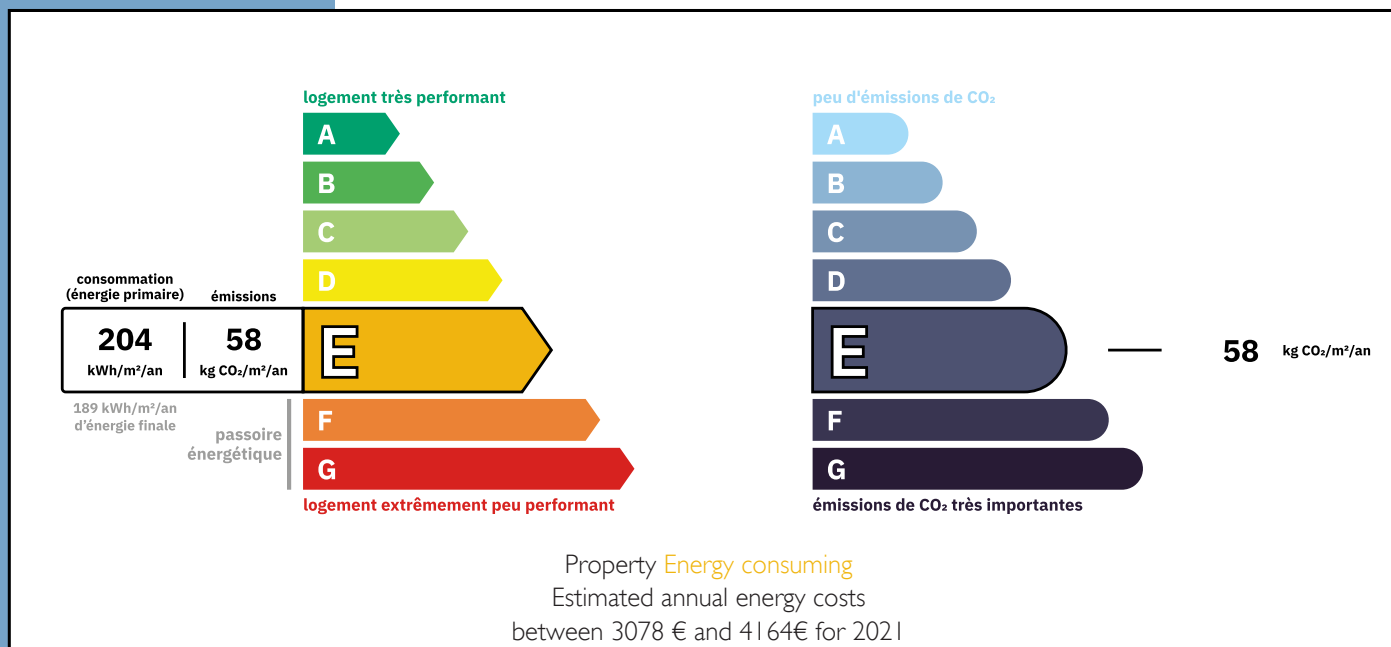
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A32987BBE17

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :A32987BBE17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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