



MAGNIFICENT CHARENTAISE 5 BEDROOM
HOUSE OVERLOOKING PARK GARDENS .
COURTYARD AND BARNES . NOT TO BE MISSED.

MAGNIFICENT
CHARENTAISE 5
BEDROOM HOUSE
OVERLOOKING PARK
GARDENS . COURTYARD
AND BARNs . NOT TO BE
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PROPERTY FACT FILE	
REFERENCE	A32202JH117
PRICE	€ 449,950 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (428 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	283 m ²
LAND	8050 m ²
TOWN	Courcerac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Beautiful location - Calm , private and tranquil .
- Overlooking park gardens and countryside .
- Large bright rooms overlooking gardens .
- Near to Saintes , Cognac and Saint Jean D'angely .
- Fibre internet and double glazing .

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Not to be missed - this magnificent family home is on the market after being cared for by the same family for over 2 generations .
Hidden away at the end of a little impasse , the south facing stone facade of the house overlooks beautifully gardens and parkland with established trees which provide a truly private haven .

DESCRIPTION

The house in more detail:

Ground floor :

Entrance : 11m2

Salon : 32m2

Dining room : 28m2

Snug / Tv room : 23m2

Kitchen : 21m2 - opening to terrace and gardens .

Bedroom 1 : 25m2

Bathroom with bath and shower and WC : 18m2

Rear kitchen / boiler room : 30m2

Workshop : 48m2

First floor :

Mezzanine office and studio : 23m2

Hallway leading to 4 bedrooms 22m2 , 16m2 , 13m2 , 12m2 .

Shower room with separate WC

Additional room 28m2 offers ability to create an additional bathroom / dressing area .

Property that could be converted to gites with the correct permissions of 100m2 plus 100m2 on the first floor .

Gated entry , Courtyard , outside covered terrace , park gardens .

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32202JH117>

COMPLETE FILE AND PHOTO ON REQUEST

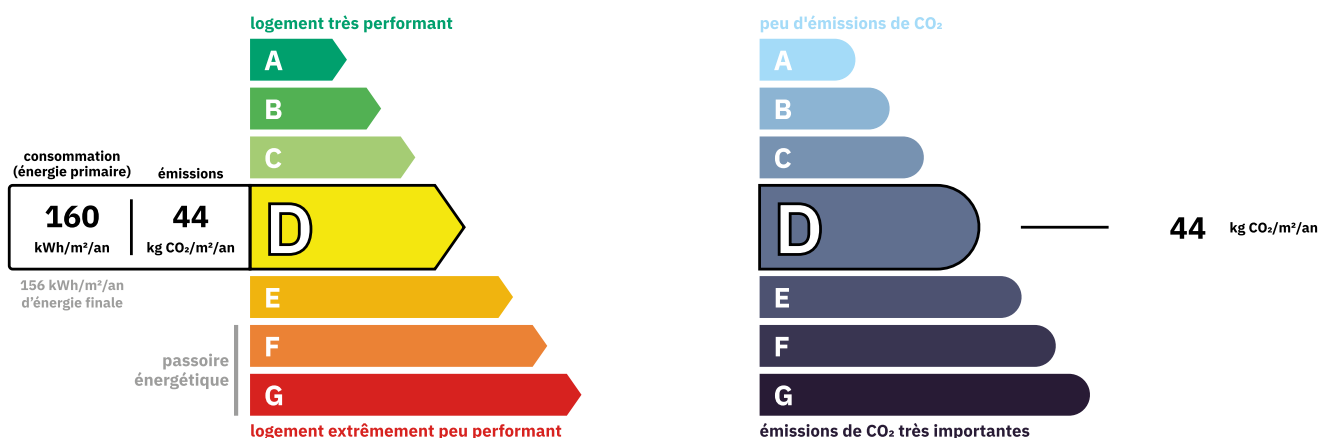


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Poorly efficient**
Estimated annual energy costs
between 3290 € and 4520€ for 2021

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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