



LARGE COUNTRY DETACHED HOUSE WITH
SWIMMING POOL , 5 LUXURY BEDROOMS & 4
BATHROOMS . PARK GARDENS . NR MATHA .

LARGE COUNTRY
DETACHED HOUSE WITH
SWIMMING POOL , 5
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BATHROOMS . PARK
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PROPERTY FACT FILE	
REFERENCE	A45995JH117
PRICE	€ 599,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (565 095 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	319 m²
LAND	6964 m²
TOWN	Sonnac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Turnkey property - Luxury finishes throughout .
- Peaceful and tranquil countryside setting .
- Large living spaces on both floors .
- Ready to enjoy straight away .
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Privacy, tranquility, and authentic French charm. This beautifully restored stone Longère, dating back to the 15th century and part of the historic former Château Cornefou estate, has been transformed by a Designer into an elegant country retreat where timeless character meets modern comfort.

DESCRIPTION

The property is located at just 5km to the town of Matha with commerces , 45km to the TGV train station at Angoulême for destinations Paris and Bordeaux .
75km to the sandy beaches of the Atlantic coast .
100km to the airport of La Rochelle and 150km to the airport of Bordeaux.

The house in more detail :

Ground Floor :

HALLWAY with original fireplace .

SALON : 36m² with fireplace .

DINING ROOM : 36m² with fireplace .

KITCHEN & DINING ROOM : 26m² with stone worktops .

TV / SNUG : 31m² .

Hallway leading to Laundry area : 3m² and WC .

Further room to develop .

First Floor :

Suite no 1 : 31m² with luxury shower room and WC .

Suite no 2 : 21m² with luxury shower room and WC .

Bedroom no 3 : 27m²

Bedroom no 4 : 24m²

Shared shower room .

Bedroom no 5 : 12m²

Family bathroom : 12m² with bath and shower .

2 further rooms to develop if required .

Outside :

Courtyard garden to the front of the property opening to park gardens and orchard .

Artist studio 25m² overlooking pool area .

Garages : 90m² and 70m²

Workshop area .

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45995JHI17>

COMPLETE FILE AND PHOTO ON REQUEST

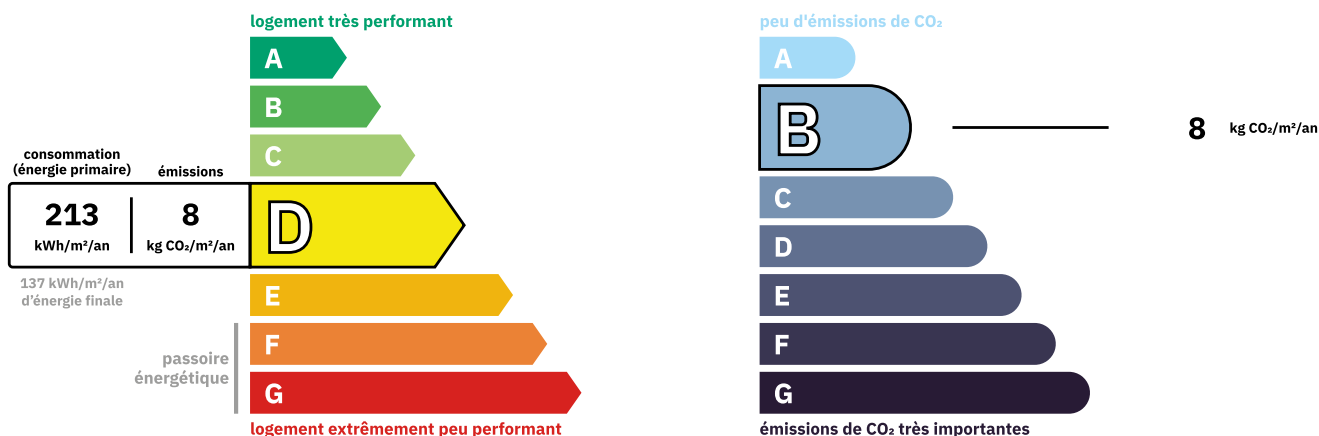


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HOUSE WITH SWIMMING
POOL , 5 LUXURY BEDROOM
& 4 BATHROOMS . PARK
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5260 € and 7180€ for 2022

NOTICE

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

I: 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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