

Private and detached house with 3 bedrooms and study . Trout stream , Park gardens, Orchard . Nr Cognac.



## INFORMATION

Town:	Prignac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	201 m2
Plot Size:	7648 m2

## IN BRIEF

Nestled in established woodland ; the detached and private stone property is built on the footprint of an 18th century napoleonic moulin.

Brimming with charm and character - original fireplace , exposed beams and stone .

At the end of a long private driveway you will find tranquility and calm ; enjoying the wide array of local wildlife visiting the trout stream , park gardens and orchard .

Offering large living areas plus 3 bedrooms and a study ( currently used as a single bedroom )

The property is set in a village with a shop offering fresh bread daily .

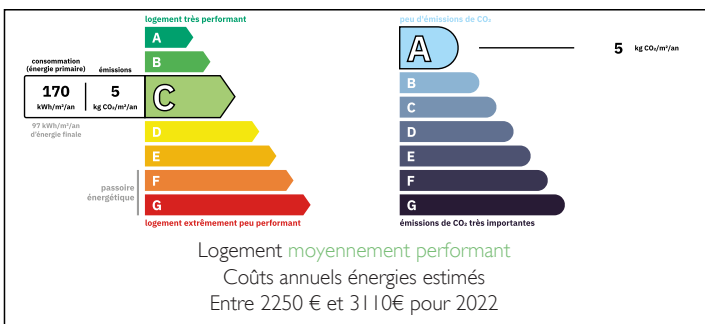
Economically heated by a new pump a chaleur and with double glazing , Fosse to update .

Well placed property : 7 minutes from the town of

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## ENERGY - DPE





## DESCRIPTION

The property in more detail :

Set at the end of a long private driveway with gravel turning circle ; the detached house is surrounded by the park gardens with established trees and shrubs , extensive orchard which includes apple , cherry , walnut , peach, plum and fig trees plus your very own trout stream !

GROUND FLOOR :

Entrance in to Pigeonniere 8m<sup>2</sup> with stairwell to STUDY 8m<sup>2</sup> ( Currently used as a single bedroom )  
LIVING ROOM : 54m<sup>2</sup> . Tiled with double set of French doors opening to gardens front and rear .  
HALLWAY : 3m<sup>2</sup>  
KITCHEN : 13m<sup>2</sup> . Fully fitted units .  
DINING ROOM : 15m<sup>2</sup> . Parquet floor with French doors opening to garden .  
SALON : 36m<sup>2</sup> . Tiled floor with original fireplace and JOTUL Woodburner . French doors opening to terrace and gardens .  
BATHROOM with separate WC : 7m<sup>2</sup>  
BEDROOM 1 : 13m<sup>2</sup>  
SHOWER ROOM with WC : 3m<sup>2</sup>

STAIRWELL to :

BEDROOM 2 : 12m<sup>2</sup>

BEDROOM 3 : 12m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES

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