

Stunning 3 bedroom house & 3 bedroom gite. Beautiful gardens, extensive land, multiple outbuildings. Near Pons



INFORMATION

Town:	Avy
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	227 m2
Plot Size:	17616 m2



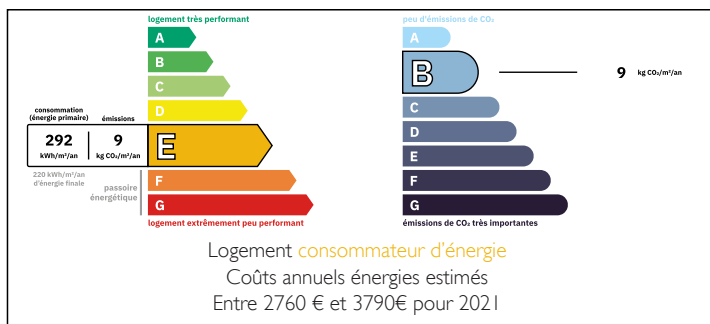
IN BRIEF

This beautiful property comprises 2 attached Charentaise stone houses, 7 outbuildings of 550m² in well maintained condition, private woodland & fields, sculpted gardens of mature trees, shrubs & flowers, a market garden, terraces & outdoor dining areas, an above ground pool & decking, a stream, & historic troglodyte caves.

Both original oak wood staircases, all beams & wood floors carefully restored.

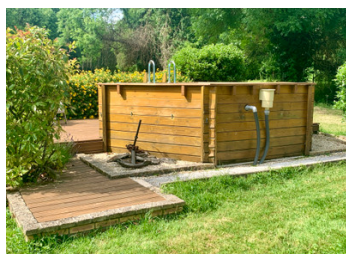
Heating mainly via wood burners with conduits conveniently connected to some of the rooms on the 1st floors. The roof is in a well maintained state, much of the character has been retained, most windows & doors replaced with modern double glazing. Wifi throughout & regional fast fiber broadband. SW facing, well situated 3km from the medieval market town of Pons, 25km from nearest beaches, 1 hr drive from Bordeaux & La Rochelle. The additional house &...

ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Principal House:

Ground floor:

ENTRY HALL: 13.8 m² with original stone fireplace and wood burner

LIVING ROOM : 24 m² with original stone fireplace and wood burner

LINEN ROOM: 1.5 m²

BATHROOM: 5.2 m² with bath and WC

KITCHEN DINER: 23 m² with fitted units, central granite island, modern range gas stove and hob, with door to a hallway and

BATHROOM : 2.6 m² with shower and WC .
WC: 2 m².

First Floor :

HALLWAY: 6.7 m²

BEDROOM 1 : 10.5 m² with ensuite bathroom 15.7 m² with bath, shower and WC

DRESSING ROOM/BUREAU 6.9 m²

BEDROOM 2 : 10 m²

BEDROOM 3 : 10.3 m²

Second house/gite:

Ground Floor:

ENTRANCE HALL: 7.2 m²

SHOWER ROOM: 3.9 m² with WC

WC: 2 m²

DINING ROOM: 30.1 m² with fireplace, wood burner and bread oven

KITCHEN: 9.2 m² fully equipped with electric oven and gas hob.

First floor:-

LIVING ROOM: 30.1 m²

BEDROOM 1: 9.5 m²

BEDROOM 2: 10.2 m²

BEDROOM 3: 10.3 m²

Exterior of second house:

Front facing gravel courtyard and outdoor dining area 13.4 m², accessible by a door from dining room or a door from kitchen, with single gate to front driveway. Rear facing raised stone sun terrace.