LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A21834LOP17 Price: 450 000 EUR

agency fees to be paid by the seller

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

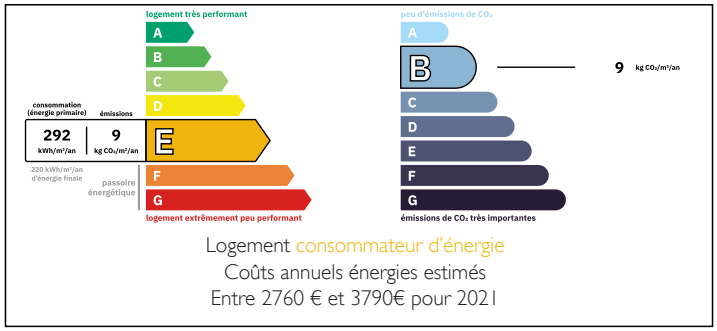
IN BRIEF

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 & multiple outbuildings have business potential with approved planning permission. Field/paddock a great environment for horses & ponies.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2760 € et 3790€ pour 2021

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.

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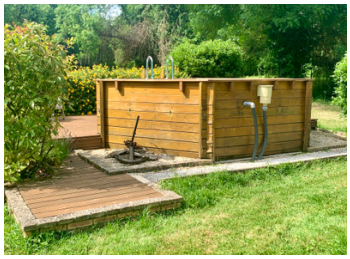

NOTES

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...