

**OFFER ACCEPTED - Elegant Maison de Maître with swimming pool. B&B. Large outbuildings, Mature Garden.**



## INFORMATION

Town:	Chaunac
Department:	Charente-Maritime
Bed:	8
Bath:	7
Floor:	401 m2
Plot Size:	7512 m2



## IN BRIEF

Located in a small hamlet in the south of Charente Maritime, this superb Maison de Maître will transport you back in time with its large volumes, its oak parquet floors, its large fireplaces, all set in a private outdoor setting in the heart of the countryside.

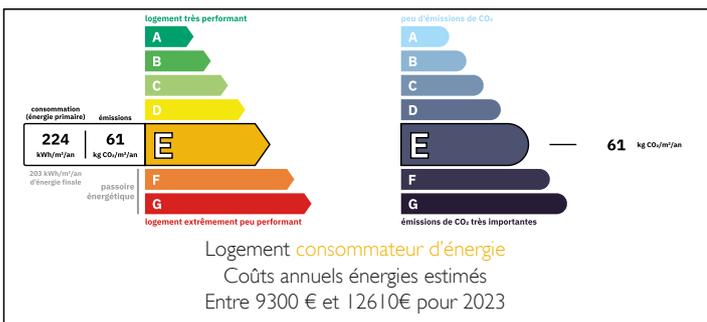
Made up of 8 bedrooms and 7 bathrooms, the property is perfect for a family home or to carry with the Chambre d'hôte business (B&B).

On the ground floor over 200m<sup>2</sup>, you will discover a large entrance hall, a living room with chimney, a dining room with chimney, a kitchen with chimney, a utility room and a boiler room. 2 bedrooms, a toilet and a bathroom.

Upstairs, 6 bedrooms and 6 bathrooms.

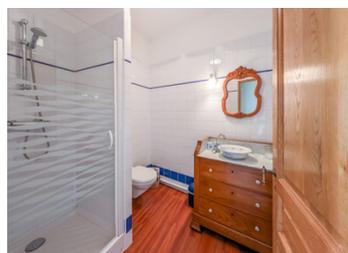
A 10 x 5 swimming pool with its terrace and its private environment on a 7000m<sup>2</sup> mature garden.

## 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.



## DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

### GROUND FLOOR

Entrance hall with oak flooring - 35m<sup>2</sup>

Living room with oak floor and open fireplace - 32m<sup>2</sup>

Dining room with oak floor and open fireplace - 30m<sup>2</sup>

Bedroom 1 - 32m<sup>2</sup> with 6m<sup>2</sup> bathroom (shower, sink and toilet)

Bedroom 2 (existing fireplace but not used) - 29m<sup>2</sup>

Kitchen with open fireplace - 19m<sup>2</sup>

Back kitchen 11m<sup>2</sup> with its 25m<sup>2</sup> terrace and private garden

Boiler room - 13m<sup>2</sup>

WC and sink - 2m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2312 EUR

Taxe habitation: EUR

### FIRST FLOOR

Landing - 21m<sup>2</sup> with a relaxation corner

Bedroom 3 - 33m<sup>2</sup> with 4m<sup>2</sup> shower room (shower, sink and toilet)

Bedroom 4 - 25m<sup>2</sup> with 4m<sup>2</sup> shower room (shower, sink and toilet)

Storage cupboard - 2m<sup>2</sup>

Bedroom 5 - 15m<sup>2</sup> with 4m<sup>2</sup> shower room (shower, sink and toilet) communicating with Bedroom 6 of 18m<sup>2</sup> with 4m<sup>2</sup> shower room (shower, sink and toilet)

Bedroom 7 - 14m<sup>2</sup> with 4m<sup>2</sup> shower room (shower, sink and toilet)

Bedroom 8 - 13m<sup>2</sup> with 4m<sup>2</sup> shower room (shower, sink and toilet)- Possibility of connecting it with Bedroom 7.

Attic - 27m<sup>2</sup>

Attic (blown insulation) - 50m<sup>2</sup>

### OUTBUILDINGS

Barn concrete floor and electricity - 250m<sup>2</sup>

Chai - possibility of making a studio/gîte - 47m<sup>2</sup>

Lean-to with old bread oven and a very rare "bourgeois" - 12m<sup>2</sup>

Chlorine swimming pool 10 x 5 with terrace

## NOTES