

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

EXCLUSIVE



INFORMATION

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

IN BRIEF

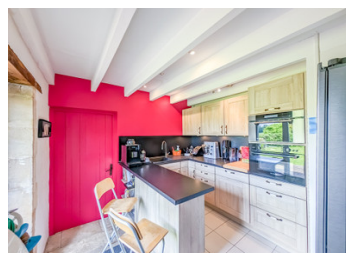
Located in a small hamlet in the south of Charente Maritime, this superb Maison de Maître will transport you back in time with its large volumes, its oak parquet floors, its large fireplaces, all set in a private outdoor setting in the heart of the countryside.

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).

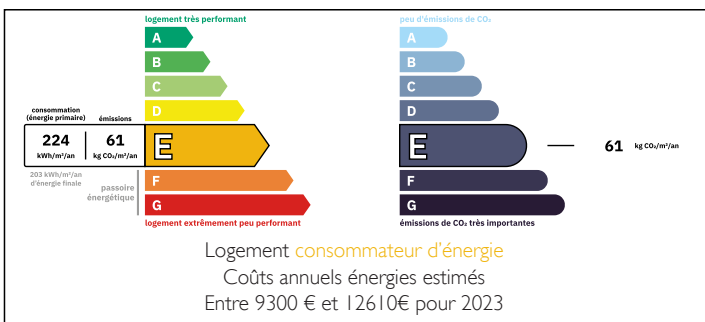
On the ground floor over 200m², you will discover a large entrance hall, a living room with chimney, a dining room with chimney, a kitchen with chimney, a utility room and a boiler room. 2 bedrooms, a toilet and a bathroom.

Upstairs, 6 bedrooms and 6 bathrooms.

A 10 x 5 swimming pool with its terrace and its private environment on a 7000m² mature garden.

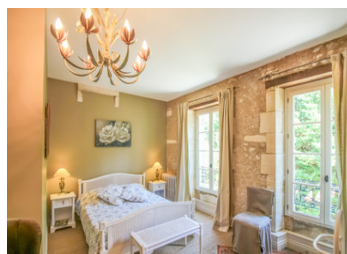


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2312 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

GROUND FLOOR

Entrance hall with oak flooring - 35m²

Living room with oak floor and open fireplace - 32m²

Dining room with oak floor and open fireplace - 30m²

Bedroom 1 - 32m² with 6m² bathroom (shower, sink and toilet)

Bedroom 2 (existing fireplace but not used) - 29m²

Kitchen with open fireplace - 19m²

Back kitchen 11m² with its 25m² terrace and private garden

Boiler room - 13m²

WC and sink - 2m²

FIRST FLOOR

Landing - 21m² with a relaxation corner

Bedroom 3 - 33m² with 4m² shower room (shower, sink and toilet)

Bedroom 4 - 25m² with 4m² shower room (shower, sink and toilet)

Storage cupboard - 2m²

Bedroom 5 - 15m² with 4m² shower room (shower, sink and toilet) communicating with Bedroom 6 of 18m² with 4m² shower room (shower, sink and toilet)

Bedroom 7 - 14m² with 4m² shower room (shower, sink and toilet)

Bedroom 8 - 13m² with 4m² shower room (shower, sink and toilet)- Possibility of connecting it with Bedroom 7.

Attic - 27m²

Attic (blown insulation) - 50m²

OUTBUILDINGS

Barn concrete floor and electricity - 250m²

Chai - possibility of making a studio/gîte - 47m²

Lean-to with old bread oven and a very rare "bourgeois" - 12m²

Chlorine swimming pool 10 x 5 with terrace