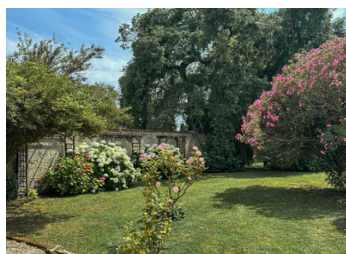


Magnificent Charentaise 5 bedroom house overlooking park gardens . Courtyard and barns . Not to be missed.



INFORMATION

Town:	Courcerac
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	283 m2
Plot Size:	8050 m2



IN BRIEF

Not to be missed - this magnificent family home is on the market after being cared for by the same family for over 2 generations .

Hidden away at the end of a little impasse , the south facing stone facade of the house overlooks beautifully gardens and parkland with established trees which provide a truly private haven .

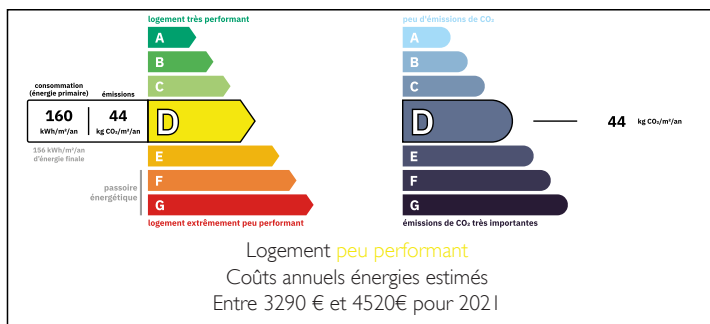
The house offers large and bright rooms and all but 1 overlook the beautiful gardens and countryside .

A large bedroom and bathroom on the groundfloor is very practical .

Courtyard and covered terrace to the rear of the house with private electric gates , plus an additional building which is currently used as storage gives an option of gites if required .

The house has double glazing , fibre internet and oil fired central heating .

ENERGY - DPE



The house is set in the golden triangle...

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

The house in more detail:

Ground floor :

Entrance : 11m2

Salon : 32m2

Dining room : 28m2

Snug / Tv room : 23m2

Kitchen : 21m2 - opening to terrace and gardens .

Bedroom 1 : 25m2

Bathroom with bath and shower and WC : 18m2

Rear kitchen / boiler room : 30m2

Workshop : 48m2

First floor :

Mezzanine office and studio : 23m2

Hallway leading to 4 bedrooms 22m2 , 16m2 , 13m2 , 12m2 .

Shower room with separate WC

Additional room 28m2 offers ability to create an additional bathroom / dressing area .

Property that could be converted to gites with the correct permissions of 100m2 plus 100m2 on the first floor .

Gated entry , Courtyard , outside covered terrace , park gardens .

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

LOCAL TAXES

Taxe habitation: EUR

NOTES