

Magnificent 470m2 Charentais farmhouse, fully renovated and smart-home with gite and swimming pool in Cierzac



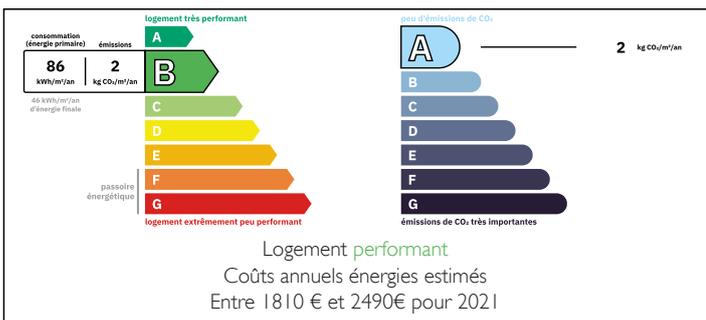
INFORMATION

Town:	Cierzac
Department:	Charente-Maritime
Bed:	5
Bath:	5
Floor:	470 m2
Plot Size:	11454 m2

IN BRIEF

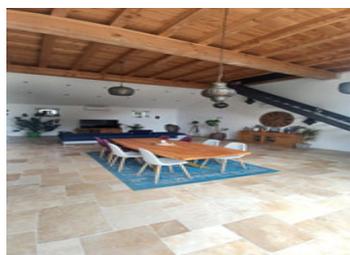
Come and discover this unique house, full of charm and history. This emblematic place offers authenticity and modern functionality and smart-home remote connectivity. The ground floor comprises a large, bright kitchen, a spacious living room, a games room with billiards table, a large study/library and a fully-equipped fitness room. Above the living room, a staircase leads to a cosy cinema room. Upstairs, there are 2 large bedrooms with en suite shower rooms, WCs and dressing rooms, and 2 further bedrooms with en suite shower rooms and WCs, followed by a kitchen/living room with independent access, ideal for developing a gite. The 12,000 m2 grounds offer an exceptional living environment, with a fully equipped self-contained studio already generating income, a heated swimming pool, a jacuzzi, a carport and an enclosed barn. All the equipment is modern, with energy saving...

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

The house comprises: (m2 are approx.)

Ground floor :

- 16 m2 entrance hall
- 42 m2 kitchen, 74 m2 lounge with 4 m high ceilings, 24 m2 billiard room, 40 m2 study/library
- 34 m2 cinema room, 70 m2 fitness room

First floor

- 2 large bedrooms of 30 and 35 m2 with dressing rooms, shower rooms and WCs
- 2 bedrooms of 18 m2 with shower room and WC
- a 28 m2 kitchen/living room with private access to the outside.
- an independent studio of 32 m2 with kitchen and shower room, ideal for a gite
- a heated swimming pool with heat pump, a 60 m2 terrace and a 30 m2 terrace adjoining the house.
- exterior lighting over the pool, facade and grounds
- carport, 75 m2 closed garage, room with still, laundry room, utility room.

Superb house combining profitability and comfort, a privileged geographical location, interesting financial potential, optimised energy consumption, solar panels on 50 m2 for self-consumption with resale of the surplus, solar hot water tank and thermodynamic water heater. The driveway to the house is lined with elegant, majestic Washingtonia palms, all set in 11454 m2 of land.

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