

***UNDER OFFER *Charming 4-Bedroom / 3 bathroom Home Set Within the Grounds of a Historic Château.,**



EXCLUSIVE

INFORMATION

Town:	Archingeay
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	510 m2

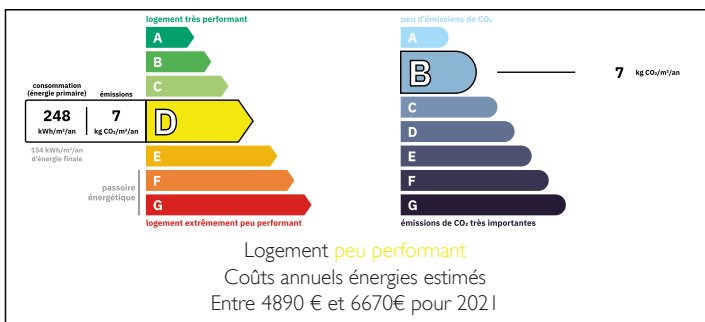
IN BRIEF

An exceptional opportunity to own a piece of French heritage. Located within the private grounds of a historic château, this beautifully appointed 4-bedroom house combines timeless character with modern convenience. Very attractive and well maintained, large character Charentaise house on the edge of Archingeay village. Full of character with 3 large reception rooms, 4 bedrooms, beautiful large artisan built farmhouse kitchen / diner, 3 bathrooms, workshop and laundry. Private gardens front and rear, plus open field and woodland in front. Archingeay has a school. Tonny Boutonne with good commerce, medical, sports, and tourist facilities is just 10 minutes. St.Savinien and St Jean D'Angely with large town commerce, medical, and tourist facilities within 10 minutes.

This property offers peace, privacy, and picturesque views in every direction. Inside, you'll find spacious living areas with original features, including stone fireplaces, exposed beams,...



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 property consists of :-

Ground Floor :-

Front entrance into :-

- Entrance lobby and long hallway with staircase (14m²) with doors off to :-

Kitchen / Diner (22.5m²), farmhouse style handcrafted cabinets, Belfast sink, range, fireplace with wood burner, tiled floor, double aspect windows, pantry (1.6m²)

Living Room (27m²), fireplace with pellet stove, wooden floor, double aspect windows, beamed ceiling.

Reception Room/ Second lounge- (23m²) wooden floor, fireplace,

Reception Room /office/downstairs bedroom (18m²), with fireplace, tiled floor with renovated smoking oven as a feature, and next door to

Downstairs Bathroom (4m²) with level access shower, toilet and wash hand basin and window.

Utility area-(8.6m²) with storage and space for extra fridge/freezer or other appliances. Tiled floor

Wine rack area-(3m²)

Workshop (24m²), with fireplace (easily transformed back to living accommodation if required), window facing the rear of the property, door to :-

Laundry room (16m²), with stairs to Mezzanine storage room above(12m²)

Upstairs :-

Landing area -(6.7m²) fully renovated to original wooden floor with a light and airy feel.

- Bedroom 1-(26.5m², of which 10m² with ceiling height under 1.8m)velux and wooden floor.window.

- Bedroom 2- (9m², of which 5m² with ceiling height under 1.8m) wooden floor and window. Could be used as an office.

- Bathroom (20m², of which 10m² with ceiling height under 1.8m) wooden floor, toilet, hand wash basin and bath with shower attachment.

Landing area-(3.4m²) with wooden floor.

Bedroom 3- (29m²) with wooden floor, charentais stone walls, beamed ceiling and 2 windows.

LOCAL TAXES

Taxe foncière: 1116 EUR

Taxe habitation: EUR

NOTES