

Stunning Maison de Maitre within walking distance to popular village and amenities. Rare find!



INFORMATION

Town:	Saint-Thomas-de-Conac
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	318 m2
Plot Size:	9833 m2

IN BRIEF

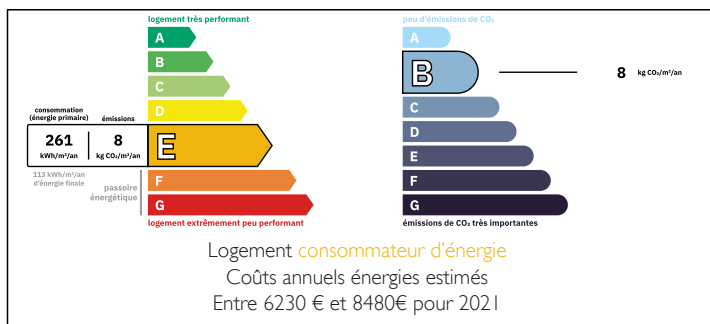
A rare gem! A superb 6 bed renovated former Cognac house enjoys spectacular views towards the Médoc whilst being only a few minutes walk to the centre of a popular village.

On the ground floor there is a stunning open plan kitchen, utility, dining room and sitting room as well as a large cellar with good head height and doors to the exterior. On the first floor are 4 spacious bedrooms, one with ensuite with roll top bath and underfloor heating. On the upper floor are 2 further bedrooms including a fabulous master suite and en suite bathroom.

The property sits in a private enclosed garden of 2.5 acres but within walking distance of a popular village with baker, butcher, épicerie and restaurant. The garden includes an orchard, vegetable garden as well as large stone barn which could be...



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

Ground floor

- Kitchen - 53m2
- Utility - 14m2
- Dining room - 32m2
- Living room - 50m2
- Separate WC
- Cellar - 47.5m2

First floor

- Bedroom 1 - 31m2 with ensuite bathroom and WC (11.38m2)
- Bedroom 2 - 18.62m2
- Bedroom 3 - 14.08m2
- Bedroom 4 - 10m2
- Shower room with WC - 5.3m2
- Landing - 4.2m2

Top floor

- Bedroom 5 - 40.8m2
- Bathroom with WC - 18m2
- Bedroom 6 - 12m2

Outside

- Pool - heated, salt water
- Barn - 220m2
- Small ruin with planning permission to extend main house

* Mains drainage

* Heating via wood and electric

** All measurements approximate

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