

Secluded stone Charentais house with 7 bedrooms, four bathrooms, outbuildings, garden and well. Lovely views.

EXCLUSIVE



## INFORMATION

Town:	Neuvicq
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	230 m2
Plot Size:	2345 m2

## IN BRIEF

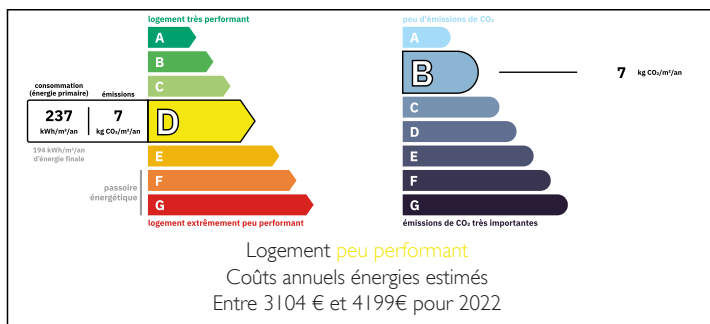
Very well renovated traditionnel stone house in sweeping countryside. Ideal as a large family home or countryside retreat.

Seven bedrooms (some of which could be used as office, sewing room, playroom etc), four bath/shower rooms and plenty of storage space.

The house is set in a beautiful flower filled cottage garden, with outbuildings.

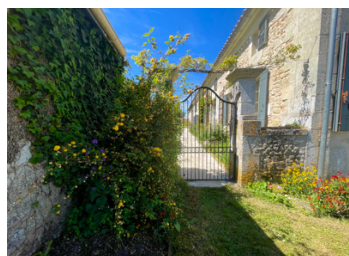


## ENERGY - DPE



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

Once through the impressive double iron gates, the house, facing south, lies behind fully flowered mixed borders. The entrance hall with its original tiling and sweeping wooden staircase leads, on one side into a large (30m<sup>2</sup>) bright dining room and on the other into the living room (30m<sup>2</sup>).

The dining room leads to the totally fitted kitchen (31m<sup>2</sup>) with central island and huge Belling range cooker.

Behind these rooms a long corridor runs from one end of the house to the other giving access to three bedrooms (15m<sup>2</sup> 16m<sup>2</sup> et 16m<sup>2</sup>) a large bathroom (12m<sup>2</sup>) with shower, bath hand basin and toilet, two cupboards and access to a laundry room/back kitchen.

This room leads to the barn (132m<sup>2</sup>), which is partially tiled and includes parking space.

The entrance hall staircase leads upstairs to a very bright, (skylights)parquet floored landing giving access to four more bedrooms.

The first bedroom (18m<sup>2</sup>) is ensuite (shower, hand basin, toilet and heated towel rail). Two other bedrooms (12m<sup>2</sup>, 18m<sup>2</sup>) and the last (18,5m<sup>2</sup>) is ensuite and also has a dressing room. A family shower room completes the upstairs. Double glazing (except one window and one door), solar panels, two rainwater collectors, 60m<sup>2</sup> potting/tool shed, a raised asparagus, saffron bed. Recent septic tank.

-----

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