

Stone mansion, five bedrooms, beautiful living rooms, garden with swimming pool, orchard and outbuildings.

EXCLUSIVE



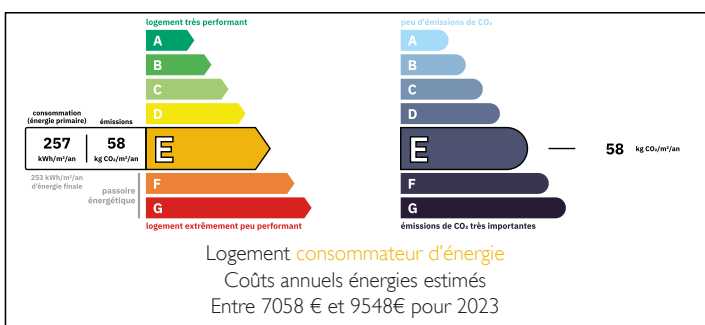
INFORMATION

| | |
|-------------|-------------------|
| Town: | Cercoux |
| Department: | Charente-Maritime |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 300 m2 |
| Plot Size: | 5976 m2 |

IN BRIEF

A five-bedroom mansion in a lively village. Formerly a notary's office, this property boasts beautiful features. Large, bright living spaces, a fully equipped kitchen with a utility room and boiler room, and a lovely summer gazebo, a semi-above-ground swimming pool, an orchard, and a large flower garden. Several outbuildings complete the fully enclosed property.

ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Whether it's a large family home or a bed and breakfast, this property is ready to welcome you. The amenities are worthy of its former role as a notary's office.

The enclosed garden leads you to the Art Deco entrance and the majestic hall, with marble floors, which leads to the living areas and kitchen, utility room, boiler room, and office.

After a beautiful antique oak staircase, the upstairs landing opens to the five bedrooms and bathrooms. With solid wood herringbone parquet flooring, exposed beam ceilings, and wall moldings in the living areas, the interior of this beautiful residence retains all its prestige.

Entrance: 15.90m²

Kitchen: 15.50m²

Utility kitchen: 10m²

Double living room: 43m²

Ground floor WC: 2m²

Second entrance and staircase: 16.70m²

Dining room: 29.25m²

Office: 12.80m²

Boiler room: 9.50m²

Upstairs

Landing and hallway: 29.20m²

Bedroom 1: 21.20m²

Bathroom: 7.0m²

WC: 3.30m²

Bathroom: 8.10m²

Bedroom 2: 22.40m²

Bedroom 3: 12.75m² with sink.

Bedroom 4: 20.0m² with sink and built-in wardrobe

Bedroom 5: 21.0m² with shower and sink.

The house is surrounded by a landscaped and fully enclosed garden (2300m²); a large gate leads into the orchard (fruit and ornamental trees) of approx. 3700m² with its own access to the road.

An above-ground swimming pool has been beautifully landscaped with decking and a shelter with solar panels to heat the pool water.

The barn is divided into several areas on the ground floor, with a large 150m² convertible space upstairs.

There is also a pretty gazebo in the garden as well as