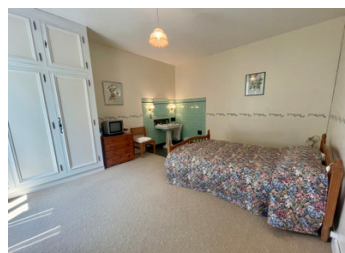


Stone mansion, five bedrooms, beautiful living rooms, garden with swimming pool, orchard and outbuildings.



## INFORMATION

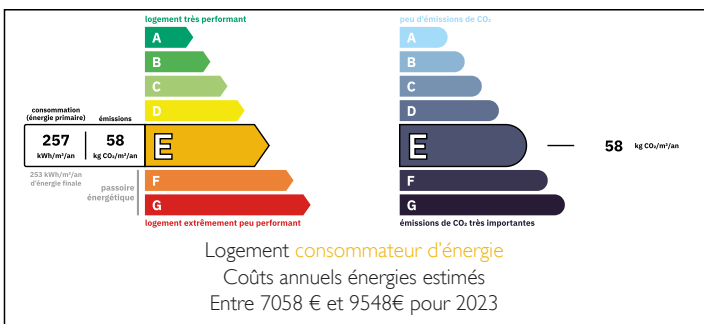
Town:	Cercoux
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	300 m2
Plot Size:	5976 m2



## 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



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

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: 15.90m<sup>2</sup>

Kitchen: 15.50m<sup>2</sup>

Utility kitchen: 10m<sup>2</sup>

Double living room: 43m<sup>2</sup>

Ground floor WC: 2m<sup>2</sup>

Second entrance and staircase: 16.70m<sup>2</sup>

Dining room: 29.25m<sup>2</sup>

Office: 12.80m<sup>2</sup>

Boiler room: 9.50m<sup>2</sup>

Upstairs

Landing and hallway: 29.20m<sup>2</sup>

Bedroom 1: 21.20m<sup>2</sup>

Bathroom: 7.0m<sup>2</sup>

WC: 3.30m<sup>2</sup>

Bathroom: 8.10m<sup>2</sup>

Bedroom 2: 22.40m<sup>2</sup>

Bedroom 3: 12.75m<sup>2</sup> with sink.

Bedroom 4: 20.0m<sup>2</sup> with sink and built-in wardrobe

Bedroom 5: 21.0m<sup>2</sup> with shower and sink.

The house is surrounded by a landscaped and fully enclosed garden (2300m<sup>2</sup>); a large gate leads into the orchard (fruit and ornamental trees) of approx. 3700m<sup>2</sup> 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 150m<sup>2</sup> convertible space upstairs.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES