

Superb Village house with 6 bedrooms and a pool. Large garage and beautiful gardens. Private setting



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Neuvicq-le-Château |
| Department: | Charente-Maritime  |
| Bed:        | 6                  |
| Bath:       | 4                  |
| Floor:      | 245 m2             |
| Plot Size:  | 1815 m2            |



## IN BRIEF

A charming and tastefully renovated "maison de Maitre" style house in a quiet village with a boulangerie/cafe (2 mins on foot).

Tucked away in a quiet private courtyard area off the the centre of the the village is this extremely stylish property offers 6 bedrooms, 4 bathrooms and 2 reception rooms. The kitchen is spacious and has a large dining table (8 people) .

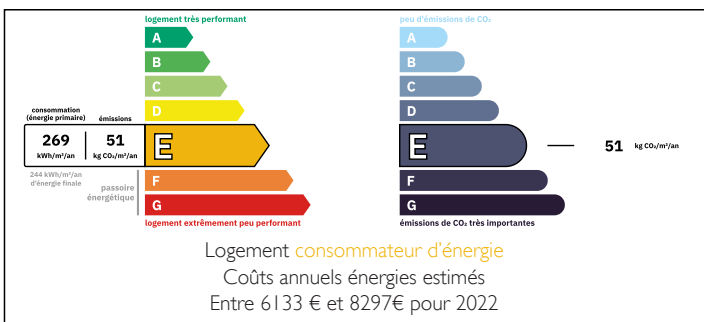
There is a stylish conservatory leading from the kitchen to the rear garden.

Extensive renovations have taken place over the years and as many original features as possible have been respected.

Over the years, the sensitive stylish renovations make this a perfect family home or, as currently used, a wonderful, holiday house.

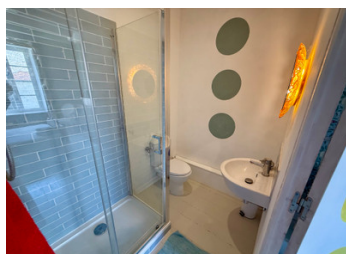
The rear garden is a manageable size , 1800m2) and the salt water pool (10m x 5.5) is private, secluded with ample...

## 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

There are extensive barn areas with this property. To the front, there are 2 individual barns and a larger one with front access, integral to the main house. Ample covered parking for at least 2 cars. parking. To the rear there is a barn with water and electricity currently used as a laundry area and bike store abs further old smaller stores, one of which houses the pool equipment.

Entrance Hallway 15m<sup>2</sup>

Sitting Room 1 28.5m<sup>2</sup>

Sitting room 2 17m<sup>2</sup>

Dining Kitchen 30m<sup>2</sup>

Conservatory 23m<sup>2</sup>

wc 2m<sup>2</sup>

1st floor

Landing 6m<sup>2</sup>

Bedroom 1 19m<sup>2</sup>

Shower room ,wc...

## NOTES