

Renovated Charentaise 5 bed house, 2 large barns, garage, pool, walled gardens, 2 bed gite, near Cognac & Pons



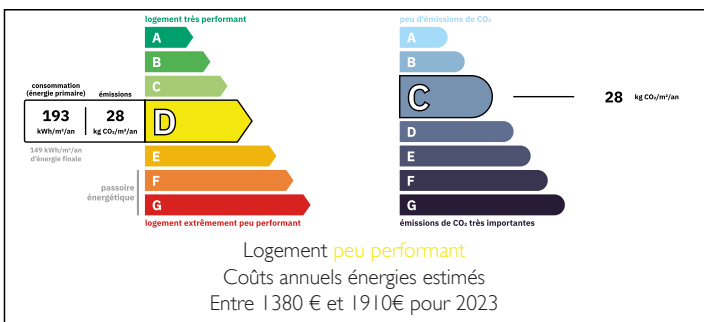
INFORMATION

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|-------------|----------------------|
| Town: | Saint-Martial-sur-Né |
| Department: | Charente-Maritime |
| Bed: | 7 |
| Bath: | 4 |
| Floor: | 363 m2 |
| Plot Size: | 5177 m2 |

IN BRIEF

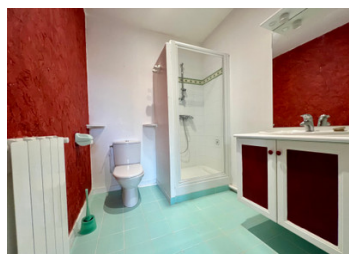
Nestled in a charming village 20 minutes from Cognac, 15 minutes from Pons, 50 minutes from the Atlantic coast, & 1 hour 30 minutes from Bordeaux airport, in the heart of the Cognac vineyards, this beautifully maintained character property with its stone facade, will captivate you with its authenticity. Spacious & impressive rooms, including two large living rooms, a double-height dining room, & 5 very large bedrooms. The bright interiors, offer the charm of the old with modern comfort. Featuring superb travertine and wood floors, a double-height dining room, & a majestic modern oak staircase. West-facing outdoor pool & terrace, two huge barns with well-maintained roofs, large garage, & a renovated 2 bed apartment/gîte on 2 floors. Double glazing throughout, and modern gas central heating. The fully enclosed garden & high stone walls encircle the property, with mature shrubs...

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.



LOCAL TAXES

Taxe foncière: 1989 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE PROPERTY IN MORE DETAIL

GROUND FLOOR:

High quality travertine tiled floors throughout except entry hall which enjoys a refurbished original tiled floor.

Entry hall: 6.8m² with impressive oak staircase.

Living room 1: 38.4m² with fireplace

Living room 2: 40.1m² with fireplace and French doors to dining room

Dining room: 40.7m² with French doors to garden and double ceiling height up to the open plan first floor landing

Kitchen: 18.20m² fully equipped, with central island and gas cooker

Shower room: 4.5m² with shower, sink and WC

Laundry room: 3.3m² with washing machine & drier

Boiler room: 3.8m² with De Dietrich double gas boiler

Attached garage: 58.3m² with gravel and stone tiled floors

Bread oven room: 29.5m² with earthen floor

FIRST FLOOR:

Original refurbished solid wood parquet floors, modern hemp floors and carpets Bedroom 1: 40.6m² with fireplace and two bay windows

Bedroom 2: 20.5m² with one bay window

Bedroom 3: 11.05m² with one bay window

Bedroom 4: 14.4m² with one bay window

Bathroom: 6.3m² with shower, bath, double sink & Xpelair fan.

Bedroom 5: 22.8m² with ensuite shower room: 5.0m² with shower, sink and WC

APARTMENT/GITE:

Access just inside garage up three stone steps.

GROUND FLOOR:

Entry hall: 3.7m²

WC: 1.5m²

Kitchen/ diner : 37.1m² equipped, with two bay windows and hot water tank

Modern oak stairs leading up to

FIRST FLOOR: