

## Charming Property with pool and outbuildings set in 16,000 m<sup>2</sup> of parkland



## INFORMATION

Town:	Tonnay-Charente
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	16000 m <sup>2</sup>



## IN BRIEF

Charming Property with Pool and Outbuildings Set in 16,000 m<sup>2</sup> of Parkland

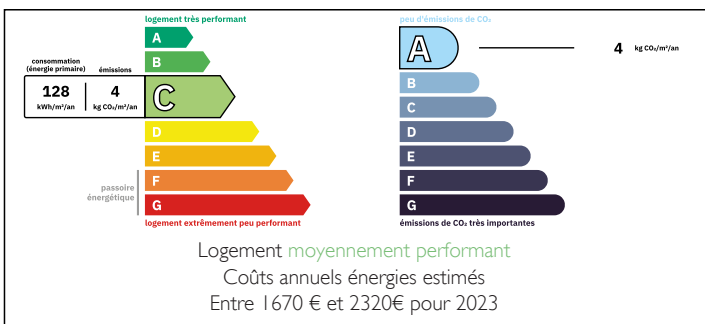
Nestled in a peaceful and green environment, hidden from view, discover this superb character property set within 16,000 m<sup>2</sup> of fully enclosed landscaped grounds with a pond.



The main house is full of charm and authenticity, featuring exposed stone walls, wooden beams and a monumental fireplace, while benefiting from high-quality renovations and modern comforts (heat pump, home automation, alarm system, thermodynamic water heater, etc.).



## 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

It offers generous living spaces including a large reception room with lounge, dining area and billiard space, a fully fitted independent kitchen, utility room and storage/technical room.

Upstairs: 4 bedrooms including a master suite, dressing room, bathroom and a games room of over 22 m<sup>2</sup>.

The property also includes an independent guest house to refresh, a double garage, workshop, garden shed and cellar.

Ideally located in Charente-Maritime, just 20 minutes from the beaches of Fouras, 5 minutes from the motorway linking La Rochelle / Bordeaux / Paris, and less than 10 minutes from shops and amenities.

A rare property combining charm, space and nature. Please contact us for more details or to organise a visit

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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