

3-bed house, 4-bedroom guest house, seminar room, swimming pool, 6,353 m of land, between Saintes and Pons



## INFORMATION

Town:	Courcoury
Department:	Charente-Maritime
Bed:	7
Bath:	5
Floor:	413 m2
Plot Size:	6353 m2

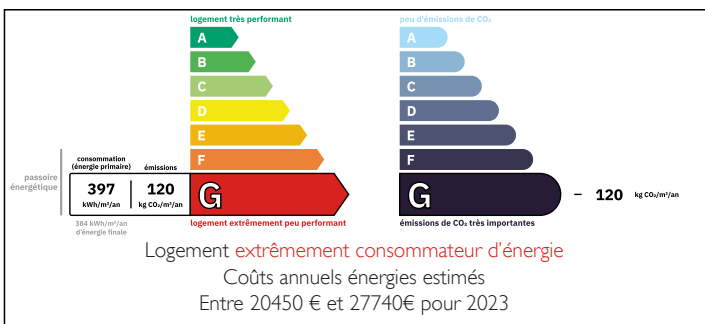
## IN BRIEF

Set on the edge of a pretty village between the popular riverside towns of Pons & Saintes with their shops, restaurants, bars & markets, this well presented property has the added benefits of a private swimming pool & a large self-contained gîte. The main house is filled with light, comprising a terrace overlooking the garden with modern pergola & raised barbecue dining area, a beautiful double height lounge with wood-burner, & impressive mezzanine, a modern kitchen with breakfast bar, utility room, pantry, workshop, 3 1st floor bedrooms (one with ensuite bathroom) & a second shower room.

The spacious self-contained gite/ second house has 2 ground floor bedrooms with ensuite shower rooms, & 2 1st floor bedrooms.

The large swimming pool (10m x 5m, & 2m 40 maximum depth) with new liner fitted 2024, enjoys a panoramic private enclosed...

## 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

THE PROPERTY IN MORE DETAIL:-

### MAIN HOUSE

#### GROUND FLOOR

Entry with french doors

Living room with fireplace

Library room/ storage room

Dining room with fireplace, and french doors to also access exterior

Fully equipped kitchen with breakfast bar

Pantry

Utility room

Boiler room

Workshop

#### FIRST FLOOR

Mezzanine accessed from living room and entry via wide stone staircase. With double balcony, office corner and dining table.

Staircase in kitchen diner leading up to

Bedroom 1 with en-suite bathroom and WC

Bedroom 2

Bedroom 3

Shower room and WC

#### SECOND HOUSE/ GITE

##### GROUND FLOOR

Kitchen diner, fully equipped

Bedroom 4

Bedroom 5

##### FIRST FLOOR

Hallway

Bedroom 6 with ensuite shower room

Bedroom 7 with ensuite shower room

Shower room with WC

#### SEMINAR ROOM

Entry with sink and refreshments area

Large room with French doors, long meeting table and chairs, with hot cold reversible air conditioning and views of the swimming pool and terrace

#### EXTERIOR :

## LOCAL TAXES

Taxe foncière:

1718 EUR

## NOTES