

Stunning 3 bedroom house & 3 bedroom gite. Beautiful gardens, extensive land, multiple outbuildings. Near Pons



INFORMATION

Town:	Avy
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	227 m2
Plot Size:	17616 m2



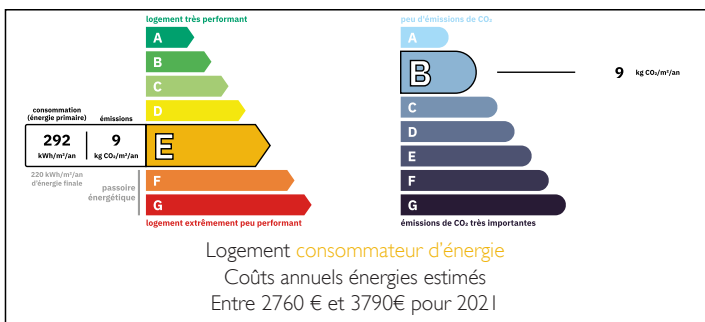
IN BRIEF

This beautiful property comprises 2 attached Charentaise stone houses, 7 outbuildings of 550m² in well maintained condition, private woodland & fields, sculpted gardens of mature trees, shrubs & flowers, a market garden, terraces & outdoor dining areas, an above ground pool & decking, a stream, & historic troglodyte caves.

Both original oak wood staircases, all beams & wood floors carefully restored.

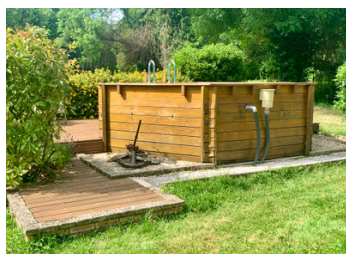
Heating mainly via wood burners with conduits conveniently connected to some of the rooms on the 1st floors. The roof is in a well maintained state, much of the character has been retained, most windows & doors replaced with modern double glazing. Wifi throughout & regional fast fiber broadband. SW facing, well situated 3km from the medieval market town of Pons, 25km from nearest beaches, 1 hr drive from Bordeaux & La Rochelle. The additional house &...

ENERGY - DPE



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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

Principal House:

Ground floor:

ENTRY HALL: 13.8 m² with original stone fireplace and wood burner

LIVING ROOM : 24 m² with original stone fireplace and wood burner

LINEN ROOM: 1.5 m²

BATHROOM: 5.2 m² with bath and WC

KITCHEN DINER: 23 m² with fitted units, central granite island, modern range gas stove and hob, with door to a hallway and

BATHROOM : 2.6 m² with shower and WC .
WC: 2 m².

First Floor :

HALLWAY: 6.7 m²

BEDROOM 1 : 10.5 m² with ensuite bathroom 15.7 m² with bath, shower and WC

DRESSING ROOM/BUREAU 6.9 m²

BEDROOM 2 : 10 m²

BEDROOM 3 : 10.3 m²

Second house/gite:

Ground Floor:

ENTRANCE HALL: 7.2 m²

SHOWER ROOM: 3.9 m² with WC

WC: 2 m²

DINING ROOM: 30.1 m² with fireplace, wood burner and bread oven

KITCHEN: 9.2 m² fully equipped with electric oven and gas hob.

First floor:-

LIVING ROOM: 30.1 m²

BEDROOM 1: 9.5 m²

BEDROOM 2: 10.2 m²

BEDROOM 3: 10.3 m²

Exterior of second house:

Front facing gravel courtyard and outdoor dining area 13.4 m², accessible by a door from dining room or a door from kitchen, with single gate to front driveway. Rear facing raised stone sun terrace.

NOTES