

UNDER OFFER Imposing, 5/6 bedroomed stone house with double independent garage, lake and mature gardens.



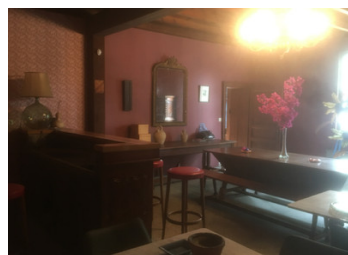
INFORMATION

| | |
|-------------|------------------------|
| Town: | Saint-Pierre-du-Palais |
| Department: | Charente-Maritime |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 336 m ² |
| Plot Size: | 65000 m ² |

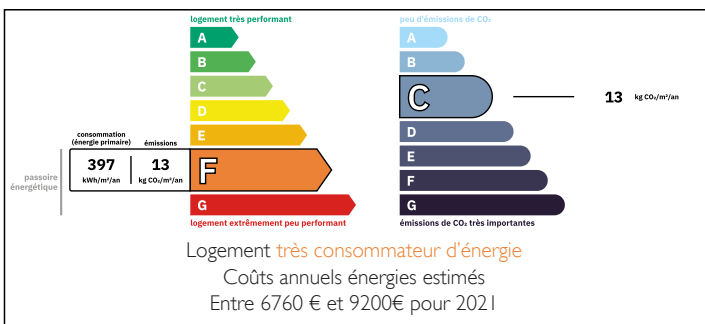


IN BRIEF

Imposing Charentaise stone house which dominates the park of approximately fifteen acres, planted with a huge variety of trees and shrubs and where nestles a lake of nearly five acres.



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 old village school; one class for girls and one class for boys has been within the same family for more than two centuries. Transformed into a family home, the owners have kept the spirit of the place while making improvements.

Whether you fancy a large family home or bed and breakfast in a wonderful location; a visit is a must.

After the wonderful double gates, we follow a small wooded path from which appears the huge facade of the house.

Once inside, in the cool of the stone walls, opposite the front door, a solid oak staircase leads upstairs. To the right of the front door, the dining room, with a very beautiful fireplace, wood paneling and two windows. Also on the ground floor the bar, a replica of a Parisian bar, so loved by the owners. There are also two living rooms opening onto the garden, the kitchen, a shower room and the laundry room.

Upstairs, 5 bedrooms, an office with access to the attic and two bathrooms.

The garden in front of the house is very flowery in all seasons and the descent to the lake is a mass of wildflowers in spring.

A wood of some eight thousand square meters is located to the right of the house overlooking the lake.

A large double garage is located to the right of the house with easy access.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:

1861 EUR

NOTES