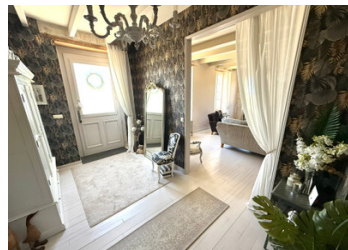


**OFFER ACCEPTED. 5 bedroom family home with air con, new pool, separate apartment, gite poss. Large Barns**



## INFORMATION

Town:	Saint-Thomas-de-Conac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	310 m2
Plot Size:	24420 m2

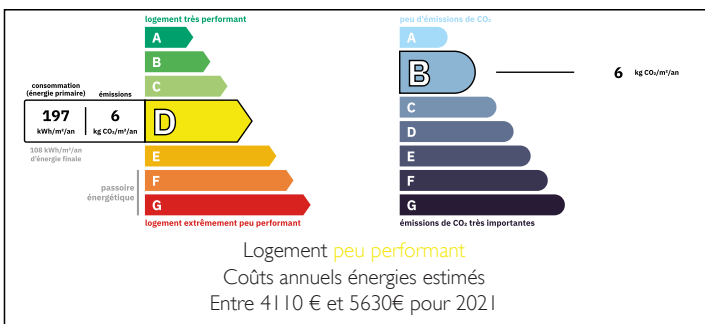


## IN BRIEF

Presented in excellent order this property has just about everything - a three-bedroomed main house with a two bedroomed independent second house (comes furnished) with gite potential, adjoined to main house. It can be accessed from the main house but equally it can be completely independent and has it's own front door (and access to the barn. ). There is also a large room , also at garden level with a shower and wc which could potentially create even further guest space work.

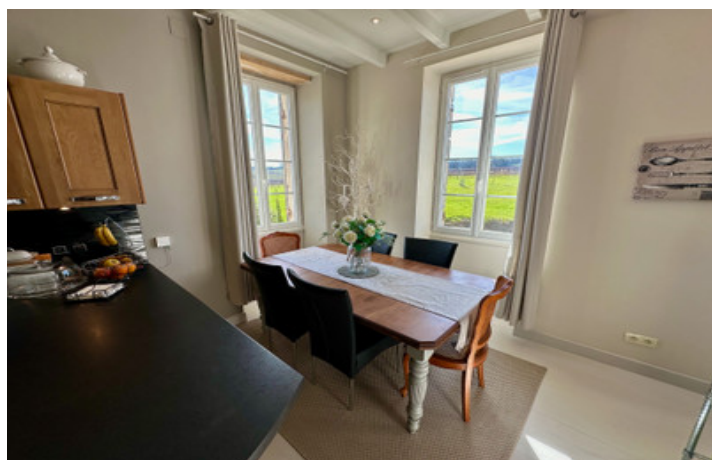
A new salt water swimming pool, barn space for parking and possibility of developing further accommodation, storage and workshops as well as a potting shed. Over two hectares of land and located within walking distance of the village which has a bar restaurant and boulangerie, and is close to the beaches (25 mins)...

## 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

Set in an extremely quiet and peaceful position, this property is superbly renovated and tastefully decorated. This five bedroomed family home offers comfortable and flexible accommodation over three floors.

It is extremely flexible and is ideal for family home, rental opportunities or a second home.

The principal living space is accessed via stone steps to the front door giving onto a spacious entrance hallway. On the left is a family living room with reversible heat pump providing cooling in summer and heating in winter. There is also wood burner providing a very attractive centrepiece to this space. On the opposite side of the hallway, there is a downstairs WC. Moving on to the kitchen with solid oak units and dining area enjoying double aspect windows with views onto the garden, pool and countryside views beyond.

Upstairs, there are three bedrooms with the master suite enjoying a private bathroom and WC, whilst the two further large double bedrooms share a family bathroom and WC just next door. All of these bedrooms enjoy air conditioning/reversible heat units. In total, in the main house there are 6 units for reversable air con/heating. These are very favoured as they are regarded as low impact and clean. They use air pumps and can be used independently.

The garden level room, with its own entrance from the pool side of the house, can be used as part of the family home or has the potential for a self-contained rental gîte...

## LOCAL TAXES

**Taxe foncière: 2028 EUR**

**Taxe habitation: EUR**

## NOTES