



Ref: A29665ELM17

Price: 610 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (640 000 EUR without fees)

OFFER ACCEPTED - Elegant Maison de Maître with swimming pool. B&B. Large outbuildings, Mature Garden.



INFORMATION

Town: Chaunac

Department: Charente-Maritime

Bed: 8

Bath: 7

Floor: 401 m2

Plot Size: 7512 m2













IN BRIEF

Located in a small hamlet in the south of Charente Maritime, this superb Maison de Maître will transport you back in time with its large volumes, its oak parquet floors, its large fireplaces, all set in a private outdoor setting in the heart of the countryside.

Made up of 8 bedrooms and 7 bathrooms, the property is perfect for a family home or to carry with the Chambre d'hôte business (B&B).

On the ground floor over 200m², you will discover a large entrance hall, a living room with chimney, a dining room with chimney, a kitchen with chimney, a utility room and a boiler room. 2 bedrooms, a toilet and a bathroom.

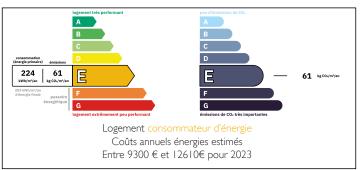
Upstairs, 6 bedrooms and 6 bathrooms.

A 10×5 swimming pool with its terrace and its private environment on a $7000m^2$ mature garden.

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.

ENERGY - DPE







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LOCAL TAXES

Taxe foncière: 2312 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

GROUND FLOOR

Entrance hall with oak flooring - 35m²

Living room with oak floor and open fireplace - $32m^2$

Dining room with oak floor and open fireplace - 30m^2

Bedroom I - $32m^2$ with $6m^2$ bathroom (shower, sink and toilet)

Bedroom 2 (existing fireplace but not used) - 29m² Kitchen with open fireplace - 19m²

Back kitchen I I m² with its 25m² terrace and private garden

Boiler room - 13m²

WC and sink - 2m²

FIRST FLOOR

Landing - 21 m² with a relaxation corner

Bedroom 3 - 33m² with 4m² shower room (shower, sink and toilet)

Bedroom 4 - 25m² with 4m² shower room (shower, sink and toilet)

Storage cupboard - 2m²

Bedroom 5 - I5m² with 4m² shower room (shower, sink and toilet) communicating with Bedroom 6 of I8m² with 4m² shower room (shower, sink and toilet)

Bedroom 7 - 14m² with 4m² shower room (shower, sink and toilet)

Bedroom 8 - I3m² with 4m² shower room (shower, sink and toilet)- Possibility of connecting it with Bedroom 7.

Attic - 27m²

Attic (blown insulation) - 50m²

OUTBUILDINGS

Barn concrete floor and electricity - 250m²

Chai - possibility of making a studio/gîte - 47m²

Lean-to with old bread oven and a very rare "burgeois" - $12m^2$

Chlorine swimming pool 10 x 5 with terrace

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