

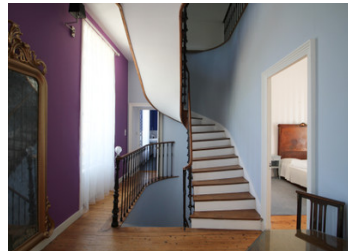
## Elegant Renovated Maison de Maître in the Heart of Dampierre sur Boutonne



EXCLUSIVE

## INFORMATION

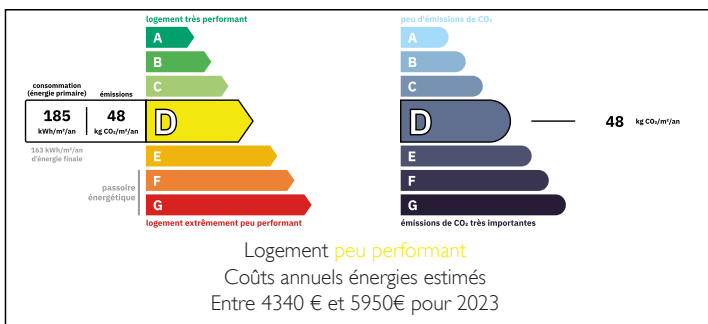
Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	316 m <sup>2</sup>
Plot Size:	3363 m <sup>2</sup>



## IN BRIEF

In the heart of Dampierre sur Boutonne, a charming, vibrant village with a unique Renaissance Château, shop/bar, hairdresser and artisan bakery, this distinguished and sympathetically renovated with all services renewed Maison de Maître exudes timeless elegance and character. It combines the warmth of historic architectural details with the convenience of modern living. Set in the former parkland of the Château de Dampierre and on the banks of the serene and picturesque Boutonne river, La Sousique offers a peaceful ambiance that is rare to find in a lively village. Perfect for those seeking a home that blends heritage, charm and everyday practicality, this residence is as inviting for family life as it is for entertaining or simply relaxing by the river.

## 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 house is approached by a gated, gravelled driveway leading through the front garden with distinctive palm trees, continuing past the main house, to a large lawned garden with fruit trees and partly surrounded by the original Château moat. Together with a raised wooden terrasse complete with jacuzzi, there is a large open fronted barn used for outdoor entertaining. The garden is almost an acre.

Set over three levels, the house provides generous living space:

Ground floor: welcoming entrance hall, bright dual-aspect sitting room with original, feature fireplace and over mantle mirror, a library also with original marble fireplace, a large modern fitted kitchen with eating area. There is also a boiler room for the oil-fired central heating, utility room and guest WC. All rooms except utility have underfloor heating.

First floor

Leading from the entrance hall via an original, beautiful, turned staircase, there are four bedrooms, all with original wooden floors, the main bedroom being double aspect and a luxury bathroom with underfloor heating. All rooms have radiators. The curved staircase continues to the top floor consisting of a large living area, three further bedrooms, a bathroom with corner bath and a separate WC.

Outdoors

The property invites relaxation and leisure with several sitting and dining areas perfect for enjoying the mature gardens. Running along one side of the property is a row of Renaissance buildings, formerly outbuildings of the Château, now comprising a converted guest room with open plan living/bedroom and en suite shower...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES