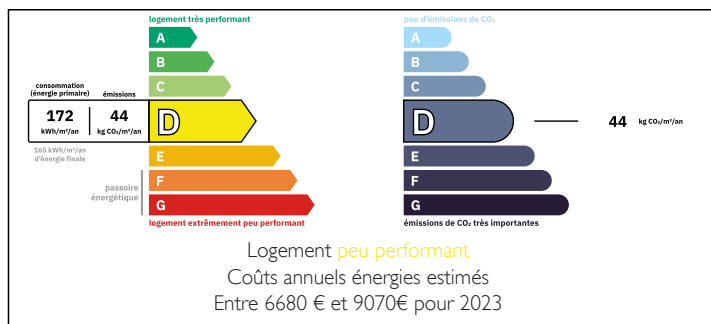


Grand Maison de Maître offering 5 bedrooms, 5 bathrooms. Heated pool & entertaining area with park gardens .

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bazauges
Department:	Charente-Maritime
Bed:	5
Bath:	5
Floor:	295 m2
Plot Size:	2695 m2

IN BRIEF

Discover this beautifully maintained Maison de Maître nestled in a small, picturesque village with private, enclosed park gardens set within stone walls, offering tranquillity and charm. Perfect for lovers of classic French architecture, offering a stately main house, stunning pool area, and versatile outbuildings. Outdoor Living at Its Best - Fabulous heated 12m x 5m saltwater pool with integrated roller shutter. Pool area includes summer kitchen with original bread oven , plus shower and WC.

Inside, the classic entrance hall sets the tone for this magnificent home.

Three reception rooms with fireplaces, exposed stone walls, and beams.

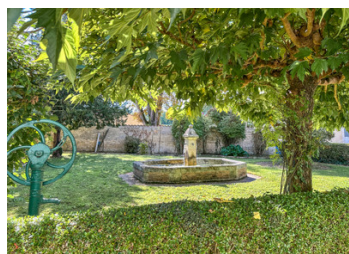
The kitchen opens onto the rear gardens, ideal for indoor-outdoor living.

1st & 2nd floor: 5 bedrooms and 4 bathrooms, including a self-contained studio.

This property combines classic elegance, comfort,

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 in more detail :

Ground floor :

Entrance hall : 10m² with WC to the rear .

Salon with fireplace : 37m²

Library : 29m² with doors opening to front and rear gardens .

Dining room : 35m² with fireplace .

Kitchen 27m²- fully fitted with french doors to gardens and kitchen garden .

Rear kitchen : 10m² with boiler and water softener .

First floor :

Hallway leading to Bedroom 1 : 23m² with ensuite bathroom and separate WC .

Bedroom 2 : 28m².

Shower-room with separate WC : 5m²

Bedroom 3 : 20m² with deressing area 6m², bathroom 6m² and separate WC .

Second floor :

Bedroom 4 : 32m²

Bedroom 5 : 36m² complete with studio kitchen and shower room .

NOTES

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