

Elegant 260m2 manor house with 8 bedrooms and swimming pool, set in nearly an acre of garden

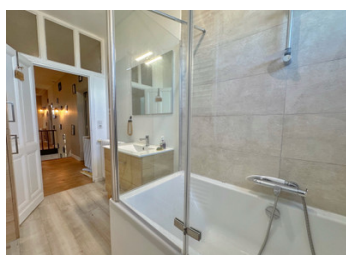


INFORMATION

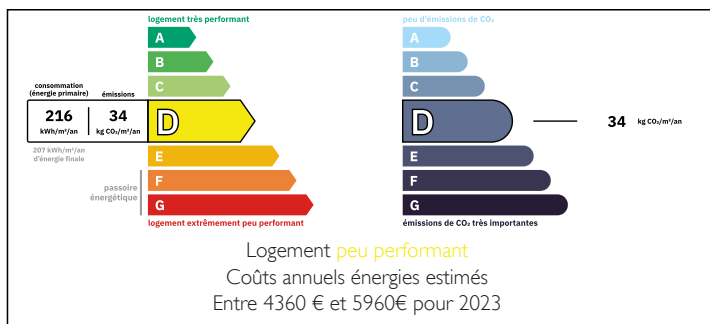
Town:	Cercoux
Department:	Charente-Maritime
Bed:	8
Bath:	2
Floor:	260 m2
Plot Size:	3665 m2

IN BRIEF

Beautiful stone manor house, set in extensive gardens. Tastefully renovated with original features preserved. Bright spacious rooms with high beamed ceilings. Huge (60m2) open plan living/dining/kitchen area with French windows opening onto the terrace and garden, with mature trees and swimming pool.



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.



LOCAL TAXES

Taxe foncière: 1358 EUR

NOTES

DESCRIPTION

The property is situated in a hamlet lying between two villages in southern Charente Maritime. The small market town of Montguyon with all commodities lies about ten minutes from the house and Bordeaux with its international airport and two hourly train links to Paris is less than an hour's drive away. The area boasts many attractions with beautiful coastlines just over an hour's drive away; famous vineyards and the Cognac area very close by.

Ground floor:

- Entrance hall (6.47 m²)
- Kitchen/dining room (31 m²)
- Living room (28.8 m²)
- Rear entrance hall (15.5 m²)
- Corridor (6.84 m²)
- Study (8.46 m²)
- Bedroom 1 (13 m²)
- Shower room with shower and double washbasin (7.32 m²)
- Toilet
- Utility room (16.7 m²)

UPSTAIRS:

- Bathroom (5.66 m²)
- Bedroom 2 (18.33 m²)
- Bedroom 3 (9.81 m²)
- Bedroom 4 (10.93 m²)
- Bedroom 5 (11.83 m²)
- Bedroom 6 (10.4 m²)
- Bedroom 7 (10.26 m²)
- Dressing room (5.9 m²)
- Bedroom 8 (10.15 m²)

OUTSIDE:

- 8 x 4 m bromine swimming pool.
- Workshop and huge lean-to
- Large garden with mature trees and no overlooking neighbours.

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