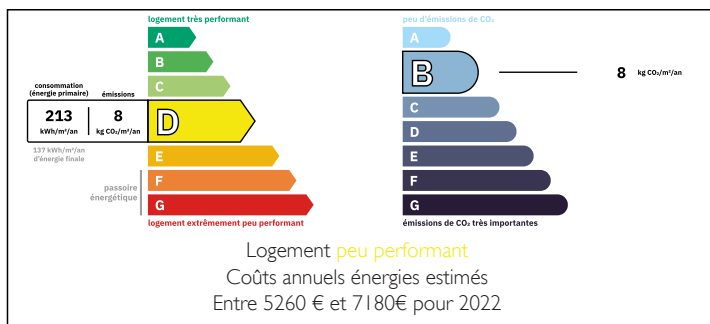


Large country detached house with swimming pool , 5 luxury bedrooms & 4 bathrooms . Park gardens . Nr Matha .

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sonnac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	319 m2
Plot Size:	6964 m2

IN BRIEF

Privacy, tranquility, and authentic French charm. This beautifully restored stone Longère, dating back to the 15th century and part of the historic former Château Cornefou estate, has been transformed by a Designer into an elegant country retreat where timeless character meets modern comfort.

The home offers three generous reception rooms, a welcoming country kitchen, five spacious bedrooms, and four luxurious shower rooms. Surrounded by beautifully landscaped gardens, this exceptional property captures the romance of rural France while providing the space and amenities sought by today's discerning international buyer.

Gather family and friends around the heated swimming pool, enjoy long alfresco dinners in the sun-drenched courtyard, or unwind beside one of six inviting fireplaces. Step outside and explore the peaceful countryside by bicycle, following quiet lanes through rolling vineyards and picturesque villages. An art studio , garage and dependances finish the...

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 property is located at just 5km to the town of Matha with commerces , 45km to the TGV train station at Angouleme for destinations Paris and Bordeaux .

75km to the sandy beaches of the Atlantic coast .

100km to the airport of La Rochelle and 150km to the airport of Bordeaux.

The house in more detail :

Ground Floor :

HALLWAY with original fireplace .

SALON : 36m² with fireplace .

DINING ROOM : 36m² with fireplace .

KITCHEN & DINING ROOM : 26m² with stone worktops .

TV / SNUG : 31m² .

Hallway leading to Laundry area : 3m² and WC .

Further room to develop .

First Floor :

Suite no 1 : 31m² with luxury shower room and WC .

Suite no 2 : 21m² with luxury shower room and WC .

Bedroom no 3 : 27m²

Bedroom no 4 : 24m²

Shared shower room .

Bedroom no 5 : 12m²

Family bathroom : 12m² with bath and shower .

2 further rooms to develop if required .

Outside :

Courtyard garden to the front of the property opening to park gardens and orchard .

Artist studio 25m² overlooking pool area .

Garages : 90m² and 70m²

Workshop area .

NOTES