



MAGNIFICENT CHARENTAISE 5 BEDROOM  
HOUSE OVERLOOKING PARK GARDENS .  
COURTYARD AND BARNs . NOT TO BE MISSED.



MAGNIFICENT  
CHARENTAISE 5  
BEDROOM HOUSE  
OVERLOOKING PARK  
GARDENS . COURTYARD  
AND BARNs . NOT TO BE  
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## PROPERTY FACT FILE

REFERENCE	A32202JH117
PRICE	€ 525,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	283 m <sup>2</sup>
LAND	8050 m <sup>2</sup>
TOWN	Courcerac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change





- Beautiful location - Calm , private and tranquil .
- Overlooking park gardens and countryside .
- Large bright rooms overlooking gardens .
- Near to Saintes , Cognac and Saint Jean D'angely .
- Fibre internet and double glazing .

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Not to be missed - this magnificent family home is on the market after being cared for by the same family for over 2 generations .  
Hidden away at the end of a little impasse , the south facing stone facade of the house overlooks beautifully gardens and parkland with established trees which provide a truly private haven .

## DESCRIPTION

The house in more detail:

Ground floor :

Entrance : 11m2

Salon : 32m2

Dining room : 28m2

Snug / Tv room : 23m2

Kitchen : 21m2 - opening to terrace and gardens .

Bedroom 1 : 25m2

Bathroom with bath and shower and WC : 18m2

Rear kitchen / boiler room : 30m2

Workshop : 48m2

First floor :

Mezzanine office and studio : 23m2

Hallway leading to 4 bedrooms 22m2 , 16m2 , 13m2 , 12m2 .

Shower room with separate WC

Additional room 28m2 offers ability to create an additional bathroom / dressing area .

Property that could be converted to gites with the correct permissions of 100m2 plus 100m2 on the first floor .

Gated entry , Courtyard , outside covered terrace , park gardens .

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32202JH117>

COMPLETE FILE AND PHOTO ON REQUEST



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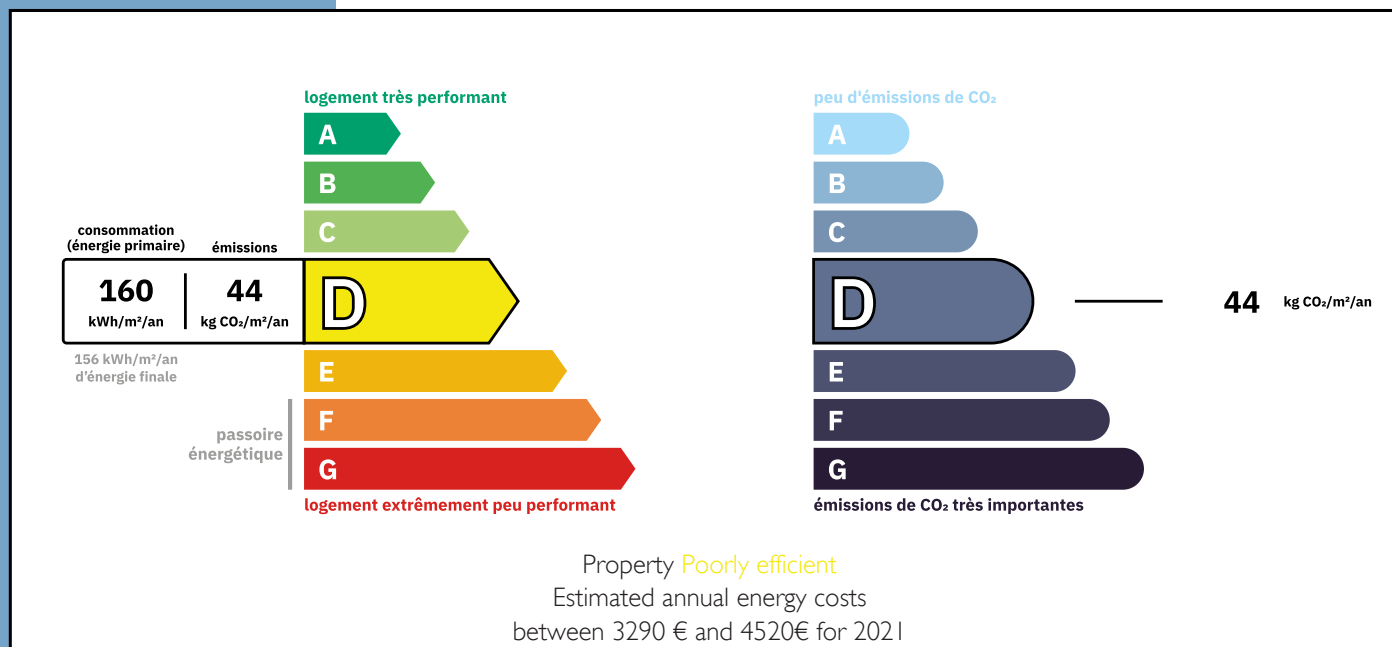
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MAGNIFICENT CHARENTAISE  
5 BEDROOM HOUSE  
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## ENERGIE-DPE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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