

Stunning Charentaise stone 3 bedroom manor house with double garage and annexe, near Pons.



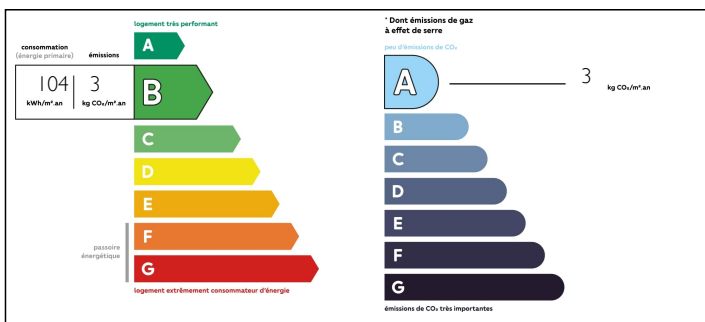
## INFORMATION

Town:	Mosnac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	902 m2

## IN BRIEF

This stately and majestic Charentaise stone house has been completely renovated to a high standard retaining many original features and is in excellent decorative order. The ground floor boasts both an impressive dining room with an open ceiling stretching up to the first floor landing and a stunning Louis XIV style living room. The kitchen is bright and welcoming with separate access to the garden and stairs leading down to a spacious cellar and boiler room. The first floor includes parquet floors throughout, three good sized bedrooms, a bathroom, an additional WC a utility/laundry room and a vast landing. There are uPVC double glazing and shutters throughout, a modern heat pump central heating system currently being installed, a water softener and filtration system and a fully conforming individual drainage system via a modern septic tank.

## 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 main house comprises:-

Entrance hall (5.5 m<sup>2</sup>) and WC ( 1.7 m<sup>2</sup>)

Dining room with double height ceiling( 28.1 m<sup>2</sup>)

Louis XIV inspired lounge ( 19.2 m<sup>2</sup>)

Kitchen (18.4 m<sup>2</sup>) with fully fitted units

Stairs from the kitchen lead down to:-

Cellar 13.6 m<sup>2</sup> composing of a boiler room and smaller connecting room housing the water softener and filtration system.

Winding wooden staircase from the hallway leads up to the first floor:-

Bedroom 1 (11.6 m<sup>2</sup>)

Bedroom 2 (9.8 m<sup>2</sup>)

Bedroom 3 (11.1 m<sup>2</sup>)

Bathroom with shower, bath and WC (11.0 m<sup>2</sup>)

WC (1.7 m<sup>2</sup>)

Utility/laundry room (6.5 m<sup>2</sup>)

Large landing with wooden ballustrades allowing a view of the dining room below.

Outside:-

Impressive detached double garage with electric garage doors and annexe (102.6 m<sup>2</sup>).

Beautifully sculpted and easy to maintain garden and driveway, with integrated sprinkler system. 4G fast fiber Wifi throughout. Fully conforming modern septic tank drainage system and water softener.

Furniture by negotiation.

All measurements are approximate.

Viewing only by appointment with Louise Power from Leggett Immobilier International.

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

## LOCAL TAXES

Taxe foncière: 1803 EUR

## NOTES