

Fabulous Charentais estate : contemporary house, maison de maître to renovate, old distillery, and land.



INFORMATION

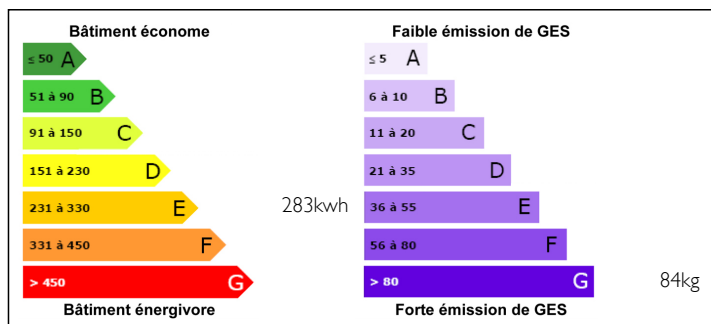
Town:	Haimps
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	195 m2
Plot Size:	18619 m2



IN BRIEF

Fabulous Charentais estate with contemporary house built in the 60s and maison de maitre to renovate in sunny Charente Maritime. Bursting with character and original features, with endless opportunities. Comes with distillery, outbuildings, and garage. Views, pastures and 18 000 m2 of land. Matha (9km) Cognac (20km) St Jean d'Angély (28km), TGV in Angoulême (40km) and Surgères (55km). Just over one hour (80km) to the nearest golden beach. La Rochelle (96km)

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: **1833 EUR**

NOTES

DESCRIPTION

Situated in a small hamlet in the corner of Charente Maritime and extremely well placed to access the best of the Charente region, this character estate comprises:

Spacious contemporary house, ground floor:

Centrally placed hall with marble floor, office with marble floor, kitchen, large living room with open fireplace and marble floor, WC. Staircase leading down to boiler room and cellar.

- First floor,

Centrally placed landing which leads to 5 bedrooms (one with balcony), bathroom with separate WC, closet.

Manor house, to renovate, ground floor

Kitchen entry, kitchen, main entrance, back entrance, 6 rooms and utility room.

- First floor

6 rooms, staircase landing, utility room, bathroom and two side attics.

- Second floor

Attic.

Outbuildings

Four barns/wine cellars, the old stable block, barn, distillery and Hangar.

Garage

A gravel courtyard binds the different buildings together forming a pleasant and inviting estate surrounded by the lush countryside.

The roofs in good condition, new roofs on most outbuildings in 2019. The roof of the Manor house approx. 10 years old.

oil-fired central heating

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