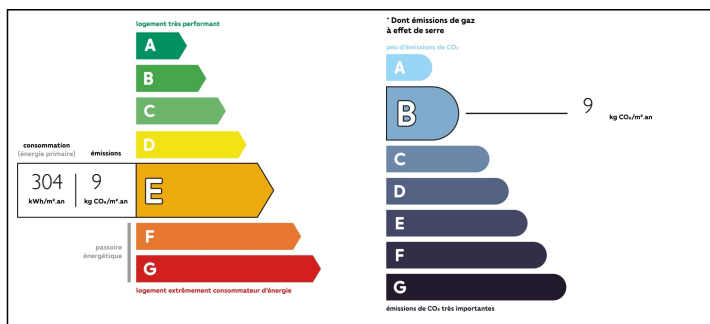


Tastefully restored stone house with 5/6 bedrooms & 3 bathrooms , terrace and gardens . Nr Saint Jean D'Angely

EXCLUSIVE



ENERGY - DPE



INFORMATION

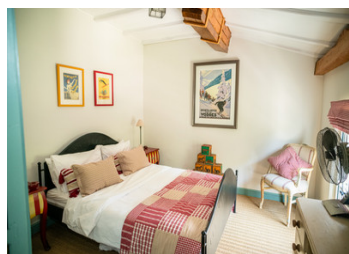
Town:	Courcerac
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	218 m2
Plot Size:	3430 m2

IN BRIEF

You will not be disappointed by this wonderfully presented property set just 4km from the town of Matha, 18km to the market town of Saint Jean D'Angely & an hour to the Atlantic sandy beaches . Renovated and decorated to a high standard by the current owners, the property maintains the charm and character of the original property with up-to-date finishes such as large open kitchen dining area opening to terrace, modern bathrooms, and finishing details. The ground floor offers a grand entrance with the kitchen /dining to one side, large salon and bathroom. Two sets of stairs to the first floor. One wing offers a large mezzanine bedroom, and a further 2 bedrooms, whilst the second wing offers 2 bedrooms plus a large games room which could be transformed into a bedroom if required. A garage and storage room are situated at the far end of the property. An enclosed and private garden to 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 house in more detail :

Double glazed , fibre internet , heating assured by modern electric radiators .

Ground floor :

Entrance : 26m² including laundry and modern bathroom with WC and roll top bath .

Kitchen : 32m² with handcrafted units , woodburner , doors opening to terrace and jacuzzi area .

Salon : 39m² with woodburner .

Staircase to wing one :

Hallway leads to a large mezzanine bedroom of 27m² .

Bedroom 2 and 3 : 10m²

Shower room including WC : 4m²

Separate staircase to wing two :

Games room 26m²

Bedroom 4 : 20m² with walk in shower and WC

Bedroom 5 : 9m²

To the exterior - garage and storage room 26m²

Enclosed gardens which are well planted and manageable to care for . Serviced by a well .

To the right of the property we find another larger garden which is grassed .

NOTES

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