

Renovated Maison de Maitre . 6 bedrooms , dependances , 1,5 hectares land and woodland . Nr St Jean D'Angely



## INFORMATION

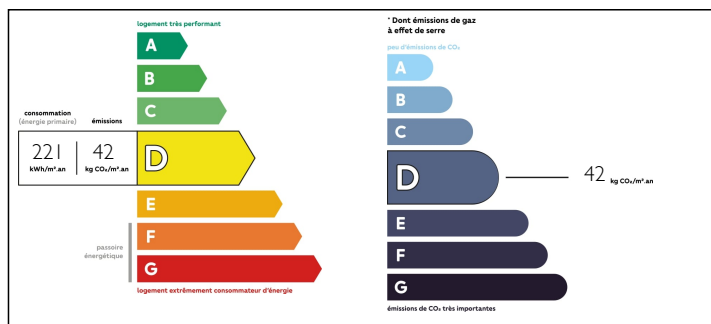
Town:	Authon-Ébéon
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	465 m2
Plot Size:	14800 m2

## IN BRIEF

Beautiful character Maison de Maitre - restored by current owners to a high standard . A property offering many rooms of large proportions and size. Offering a large kitchen with 3 reception rooms on the ground floor with 6 bedrooms over 2 floors and 4 bathrooms . An area on the ground floor can be divided to be an independant apartment if required. The house has beautiful original fireplaces , beams , stone walls and stairwell . Modern double glazing , new roof , electricity and heating system are all respectful to the original character . The house sits in the centre of a large plot with no close neighbours - grounds include gardens , pasture and woodland . 2 large fields make the property suitable for horses or a small holding . 2 large dependances not attached to the house . The house is situated approx 15km to Saint Jean D'Angely and 25km to Saintes . Only 60km...



## 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 house in more detail :

GROUND FLOOR :

Entrance : 24m<sup>2</sup> .

Salon : 44m<sup>2</sup> .

Dining room : 40m<sup>2</sup> .

Second Salon : 34m<sup>2</sup> .

Kitchen : Fully fitted : 38m<sup>2</sup>.

Rear kitchen : 11m<sup>2</sup> .

Annexe : 80m<sup>2</sup> Salon with corner kitchen, bathroom and mezzanine bedroom .

FIRST FLOOR :

Hall : 18m<sup>2</sup>

Bedrooms 1-3 : 45m<sup>2</sup> , 32m<sup>2</sup> , 21m<sup>2</sup> ( one with ensuite bathroom )

Bathroom : 7m<sup>2</sup>

SECOND FLOOR :

2 Bedrooms : 46m<sup>2</sup> and 22m<sup>2</sup>

Bathroom : 7m<sup>2</sup>

## NOTES

EXTERIOR :

2 large detached dependances : 120m and 100m<sup>2</sup>

Large gardens including 2 large fields .

Woodland .

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