

Impressive 7 bedroom house and estate with barns, land and pool minutes from market town



## INFORMATION

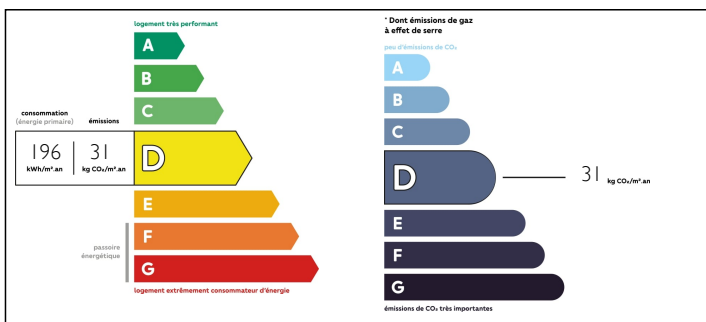
Town:	Les Églises-d'Argenteuil
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	274 m2
Plot Size:	28966 m2

## IN BRIEF

This is a really lovely family home with lots of character and space. The grounds surround the house and provide plenty of parking and space. With the house there is an array of outbuildings (some currently agricultural use) all having potential for use such as events such as weddings, car collections, riding/pony school, boutique bed and breakfast to name a few. There is also a cottage to renovate which could provide gite accommodation. The house is double glazed throughout. Although currently supplied with a septic tank it is now possible to connect to mains drainage. Fibre is available to the property. There is oil fired central heating, in addition to wood burner fires. The house is well placed between Aulnay and St Jean d'Angély meaning that markets are just a few minutes drive away three times a week. There is a small food shop at the end...



## ENERGY - DPE



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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: 1764 EUR**

## NOTES

## DESCRIPTION

You enter the estate through large gates onto a private drive:

### MAIN HOUSE

Ground Floor:

KITCHEN (35m<sup>2</sup>) fitted excluding AGA cooker, doors to garden and the two covered terraces

LIVING ROOM (43m<sup>2</sup>)

BEDROOM 1 (25m<sup>2</sup>)

BEDROOM 2 (14m<sup>2</sup>)

WC

BATHROOM (8m<sup>2</sup>)

STUDY (6m<sup>2</sup>)

First floor

BEDROOM 3 (14m<sup>2</sup>)

STORAGE ROOM

WC

SHOWER ROOM (8m<sup>2</sup>)

LAUNDRY ROOM

BEDROOM 4 (14m<sup>2</sup>)

BEDROOM 5 (15m<sup>2</sup>)

BEDROOM 6 (26m<sup>2</sup>)

BATHROOM (9m<sup>2</sup>)

WC

BEDROOM 7 (21m<sup>2</sup>)

Loft (with potential for development)

Cellar

Covered terrace with bread oven

Boiler room

Covered terrace from kitchen

COTTAGE to renovate (approx 71m<sup>2</sup>)

Large renovated BARN with electricity finished flooring leading to open BARN with beams and stone walls

POOL (6x8m oval)

PIGEON LOFT converted to office/relaxation space