

Historic gem in pretty hamlet large 4 bedroom house, 4 bathrooms, garden and pool not to be missed!

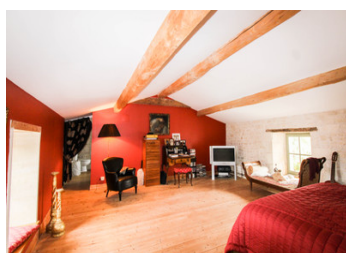
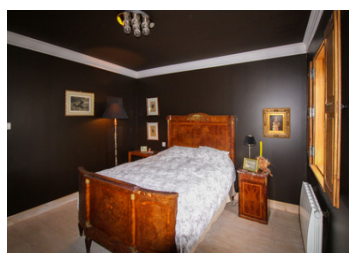
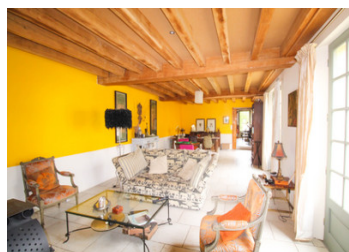


## INFORMATION

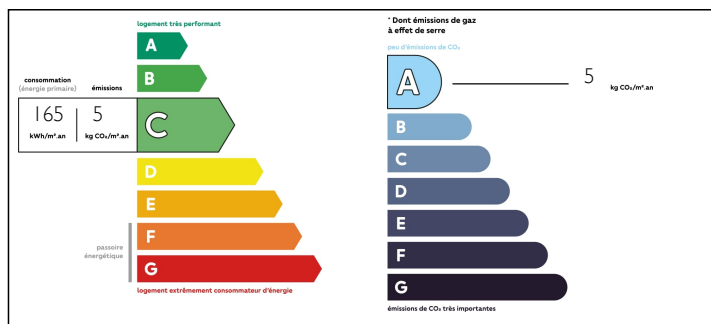
|             |                   |
|-------------|-------------------|
| Town:       | Haimps            |
| Department: | Charente-Maritime |
| Bed:        | 4                 |
| Bath:       | 4                 |
| Floor:      | 223 m2            |
| Plot Size:  | 774 m2            |

## IN BRIEF

This is an exceptional property dating from the 16th Century, renovated with style and care throughout. A clever combination of traditional features with modern comfort and style. The property faces onto its own private walled courtyard to one side and a pretty garden with pool, terraces, and a stream to the other. This house would make a lovely family or holiday home, just minutes from the shops and schools of Matha. Additionally, thanks to clever design, this property would work very well as a Bed and Breakfast, as part of the house can be isolated from the rest giving separate owner accommodation from three potential letting rooms (all en-suite) with living space. In addition to the resources at Matha (4km) shops, supermarkets, bar etc, the house is just 26km to Cognac, 44km to Angouleme and 23km to the popular market town of St Jean D'Angely. There is also a...

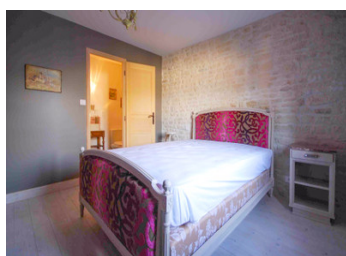
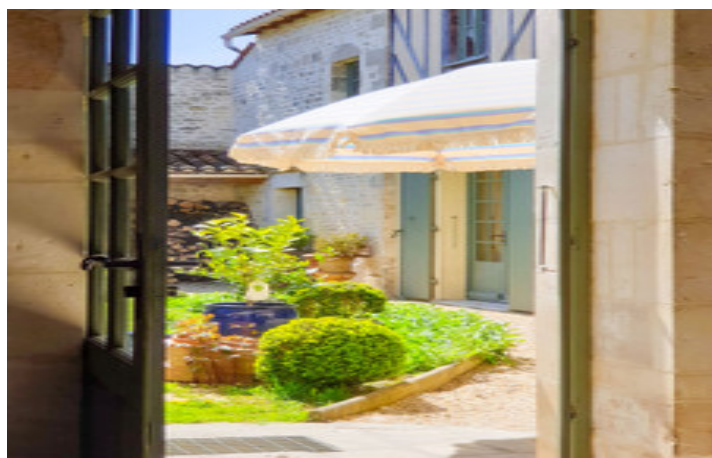


## ENERGY - DPE



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: 1200 EUR**

## NOTES

## DESCRIPTION

There is heat exchange powered underfloor heating on the ground floor and electric heaters on the first. There is currently a septic tank (however mains drainage is planned to be available in the next 2 years. The property is connected to fibre. Two hot water tanks (150L and 300L)

A large and well-finished garage to the front of the house also offers potential for development (2 full-height floors) with water and electricity connected

In more detail:

Entry through large gates into a walled courtyard with private parking and Garage to the left

GARAGE (60m2 over two floors) with large sliding doors to the front. Was originally configured to provide further living accommodation and the floor, water and electrical finishes are to this level.

ENTRANCE HALL ((13m2) stairs to three bedrooms

LIVING ROOM (44m2) wood burner, three sets of glazed double doors to courtyard

STUDY (23m2) door to garden stairs to master suite

WC

KITCHEN (31m2) fitted cupboards, island, wood burner, dishwasher, door to garden

UTILITY ROOM (16m2) Door to garden

First floor

MASTER SUITE BEDROOM (27m2)

DRESSING ROOM (10m2)

BATHROOM (15m2) claw foot bath, glazed shower, WC, double sink

BEDROOM 2 (12m2) with shower room and WC

BEDROOM 3 (12m2) with shower room and WC

BEDROOM 4 with shower room and WC

GARDEN with greenhouse and shed. There are well established plants and trees including a fabulous