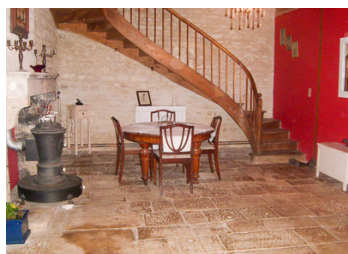
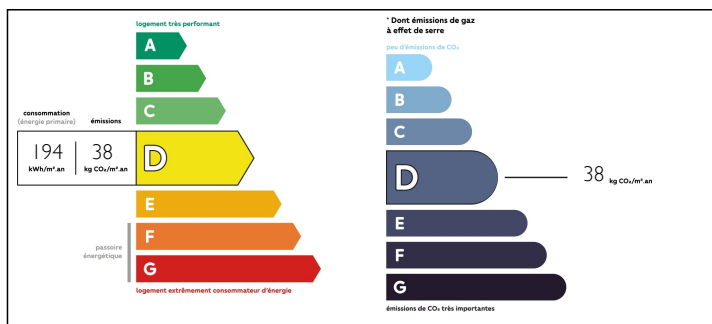


SOLD



## ENERGY - DPE



## INFORMATION

Town:	Contré
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	354 m2
Plot Size:	2170 m2

## IN BRIEF

Set in a beautiful walled garden entered through a grand arched porch, this impressive house and outbuildings can't fail to impress. Featuring exposed beams and original stonework this historic house is bursting with charm combining 17th century style with the comforts of modern living. Tucked away in a pretty village setting with stretching views over the countryside, this private property could be the perfect family home with business potential. There is massive scope to develop further by converting the range of outbuildings already with architectural drawings for gites. Just 5 km from the market town of Aulnay which has all shops, school and colleges, English speaking doctor and vet and a lively International community. Just 65km from the sandy beaches of the Atlantic, 35km to Surgères (TGV/Paris access 2hrs) 70km to La Rochelle Airport, 150 km to the larger airport of Bordeaux

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: 744 EUR**

## NOTES

## DESCRIPTION

This is a beautiful house that must be viewed to appreciate everything it has to offer.

Enter through the impressive arched porchway from a quiet lane bordered by sunflower fields in to the driveway leading up through the garden with the row of pretty outbuildings on your right and the house in front of you.

### GROUND FLOOR

**ENTRANCE HALL:** 32 m<sup>2</sup>. A welcoming entrance into the house and into a beautiful room with original 17th century floor, grand fireplace and stunning Charentais staircase

**SALON:** 38 m<sup>2</sup>. Large fireplace, original built-in armoire

**KITCHEN/DINING ROOM:** 41 m<sup>2</sup> with fabulous kitchen range and overhead extractor, fireplace, tiled floors, beamed ceiling

**CLOAKROOM:** 10m<sup>2</sup> with separate WC

**STOREROOM:** 17 m<sup>2</sup> with original bread oven. This room houses the oil tank and boiler. There is a door to the passageway to the adjoining church.

### 1st FLOOR:

Large **LANDING:** 18 m<sup>2</sup>

**BEDROOM ONE:** 31 m<sup>2</sup> two windows, fireplace, partially exposed stone walls

**DRESSING ROOM:** 10 m<sup>2</sup>

**BEDROOM TWO:** 22 m<sup>2</sup> with partially exposed stone walls

**BEDROOM THREE:** 15 m<sup>2</sup>

**BATHROOM:** 12 m<sup>2</sup> bath, walk-in Shower, double basin, WC Half tiled

From the landing the staircase continues to the top floor:

### 2nd FLOOR:

Another spacious **LANDING** of 16 m<sup>2</sup>

**BEDROOM FOUR:** 37 m<sup>2</sup>. with partially exposed stone walls

**BEDROOM FIVE:** 45 m<sup>2</sup> A magnificent room with A-Frame beams and partially exposed stone walls.