

Smallholding/Equestrian centre potential.Possibility to create gites/B&B.Large swimming pool.Just under 10 HECTARES of land.350m2 property with over 500m2 of outbuildings.



## INFORMATION

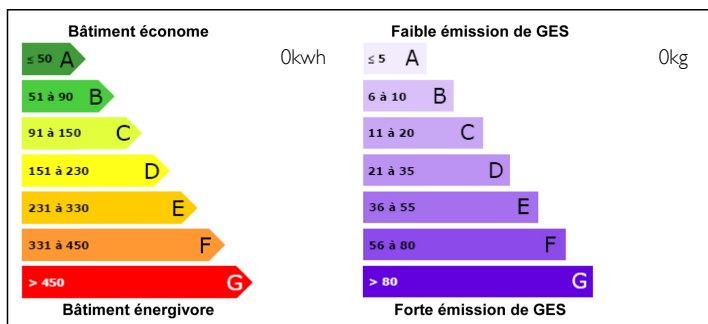
Town:	ST MARTIN DE COUX
Department:	Charente Maritime
Bed:	4
Bath:	2
Floor:	353 m2
Plot Size:	98831 m2



## IN BRIEF

This has been a working farm/equestrian centre in the past and sits on just under 10 hectares of land. The main house is just over 350m2. There is a large swimming pool. Over 500m2 of outbuildings including 3 barns, a huge stable, 2 hangars and a big garage/workshop. Situated in a quiet and peaceful location, yet still within a few minutes of all the amenities in the historical market town of Montguyon.

## 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

ENTRANCE HALL (20.70m<sup>2</sup>) with an original fireplace, exposed beams and a staircase to the upper floor.

In the hall, on the left, there is a corridor leading to:

LOUNGE (14.55m<sup>2</sup>), a snug and cosy room with a wood burner and a double window looking out onto the garden.

KITCHEN (28m<sup>2</sup>), this spacious kitchen features an original fireplace, 2 x double windows and a large island with seating area.

LOUNGE/DINING ROOM (47m<sup>2</sup>), this wonderful room just off the kitchen has plenty of space to accommodate a large dining table as well as plenty of space for a lounge area with the log burner, along with the fantastic high ceiling, the room features exposed stone walls and beams, giving this room so much character, just perfect for entertaining! There is a window to one end and also double doors giving internal access to a barn.

BEDROOM 1 (17m<sup>2</sup>), a ground floor double bedroom with a double window.

BATHROOM (7m<sup>2</sup>), this practical ground floor bathroom has a corner bath, a wash basin and toilet.

Going back into the hall, there is a door on the right, giving access to:

2 ROOMS TO BE FINISHED (32.47m<sup>2</sup> and 37m<sup>2</sup>), both of these rooms have had some renovations done and could very easily be finished, quickly providing almost 70m<sup>2</sup> of additional ground floor living space if required. Both rooms have 2 x double windows and an original fireplace in each, one of the rooms also has a staircase to the upper floor.

Taking the staircase in the hallway gives...

## NOTES