

Character house with guest annexe; 5 bedrooms, 6 bathrooms. Large outbuildings. Near to Matha and Cognac.



## INFORMATION

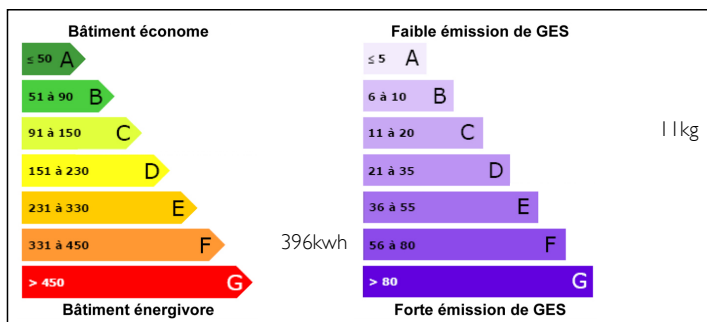
Town:	Haimps
Department:	Charente-Maritime
Bed:	5
Bath:	6
Floor:	348 m2
Plot Size:	1865 m2



## IN BRIEF

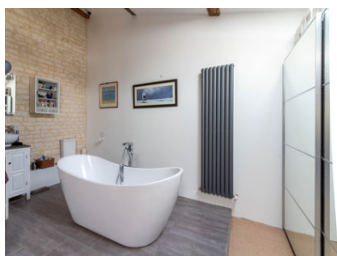
Set in a friendly village just 5 km to the town of Matha, Leggett Immobilier are happy to present in exclusivity this large stone built property ; bursting with charm and character and in good condition . Carefully restored by the current owners the house is up to date and modern whilst retaining many original features . Main house offers 3 bedrooms with 2 ensuite bathrooms (One bedroom on the ground floor) The guest annexe offers 2 bedrooms with 2 bathrooms . Extensive outbuildings in good condition . A large porch offers space to park a camping car under cover if required. A large courtyard to the front of the house and an easily manageable garden laid to lawn to the rear of the house offers privacy if you decided to rent out the main house or the annexe . The entire property is enclosed with large stone walls and has 2 main entrances . Close to...

## 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

This property offers a wealth of possibilities - including business and rental potential .  
Other photos available on demand.

Main house ;

Ground floor :

SALON - 27m<sup>2</sup> with windows over the garden.  
Wood burning stove.

KITCHEN - 18m<sup>2</sup> with fitted units and door to gardens .

UTILITY / SHOWER ROOM - 6m<sup>2</sup> with WC and walk in shower.

BEDROOM 1 - 34m<sup>2</sup> including ensuite shower room with WC .

First Floor :

BEDROOM 2 - 22m<sup>2</sup>

BEDROOM 3 - 34m<sup>2</sup> including ensuite bathroom and shower .

FAMILY BATHROOM -10m<sup>2</sup>

Second Floor :

Large room - 33m<sup>2</sup> plus loft space .

Single glazed windows, 2 wood-burners and electric heaters .

GUEST ANNEXE :

ENTRANCE HALL - 19m<sup>2</sup> with staircase .

WINE ROOM - 21m<sup>2</sup>

SALON - 36m<sup>2</sup> with exposed beams and stone walls .

KITCHEN - 49m<sup>2</sup> with fitted units, centre island, high ceiling and wood-burner .

MEZZANINE BEDROOM - 13m<sup>2</sup>

SHOWER ROOM with WC - 5m<sup>2</sup>

First floor BEDROOM - 38m<sup>2</sup> with freestanding bath, WC and vanity .

Double glazed windows throughout .

EXTERIOR :

Property is enclosed by beautiful tall stone walls with

## NOTES