

Beautiful country house, 5/6 bedrooms, 4 bathrooms, garden, pool and outbuildings,, 6 mins to local village

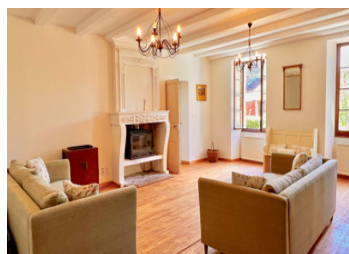


INFORMATION

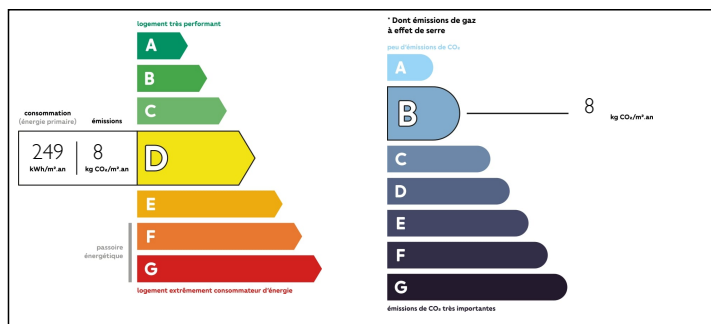
Town:	Sonnac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	5765 m2

IN BRIEF

Large house brimming with original charm and character set in a hamlet, close to all commerces of the town of Matha. It is 5 minutes by bicycle to the boulangerie, tabac and post office. A primary school is in the local village Sonnac and it is 5 km to Matha for larger schools, commerce and medical facilities. The nearest airports are La Rochelle and Poitiers, reached in just over an hour. Limoges and Bordeaux in just under 2 hours. Or you can catch the TGV to Paris from Angouleme (40 minutes) which reaches Paris or Charles de Gaulle in 2-3 hours. This family home is a large farmhouse built in what was the last remains of a 15th century chateau. Comprising five double bedrooms and four bathrooms, the house is set in over an acre of parkland with a swimming pool together with summer kitchen and bar, several outbuildings and...



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.



DESCRIPTION

HOUSE:

The property is accessed via a gated private drive leading to a large gravelled area in front of the house and outbuildings, offering parking space for several cars. There is also a tiled terrace area.

The facade has been restored and repointed to expose the stone, and the house has been sympathetically decorated throughout, including new modern kitchen & bathrooms, tile and oak floors, exposed beams and stone walls. It is finished to a high standard. There is a 6th bedroom and further living space on the ground floor to renovate.

KITCHEN (27m²)

Entry to the house is via double glass patio doors into a spacious modern tiled kitchen/dinner with full range of appliances, a wood burner and ample work top surfaces.

DINING ROOM (43m²)

Off the kitchen to the left, there is a large dining room with staircase to the upper level and the front door straight on the garden and the courtyard.

The room has a stone fireplace and mantelpiece, white painted oak beams and exposed stone walls.

FORMAL SITTING ROOM (38m²)

The next room to the left off the dining room is a light and airy spacious formal sitting room with an impressive wood burning stove stone fireplace. Large windows open out onto the garden.

LIVING SPACE - to renovate (formerly entrance to the house)

An oak door leads through a doorway to the original entrance hall for the house, with a period staircase leading to a large bright room (currently this entire space...

NOTES