

Impressive five bedroom renovated Charentaise stone house in a pretty hamlet between Pons and Cognac.

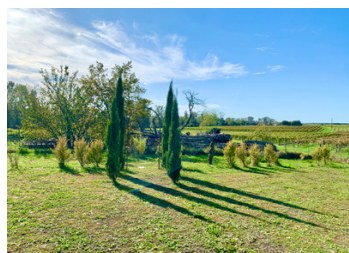


## INFORMATION

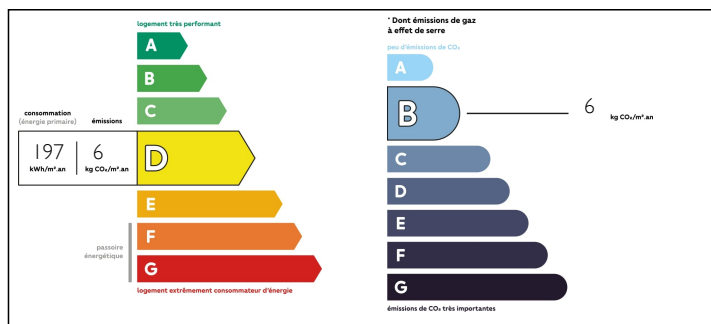
Town:	Sainte-Lheurine
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	294.33 m2
Plot Size:	6406 m2

## IN BRIEF

Set in a pretty hamlet just close to the towns of Pons & Cognac, this large detached Charentaise stone built property oozes charm & character and is in very good condition. Carefully restored by the current owners, the house is up to date and modern whilst retaining many original features. A newly renovated expansive kitchen diner & living room with modern wood burner & original pizza/bread oven, offer modern & impressive living spaces. The house offers 5 bedrooms with 3 ensuite bathrooms, 3 of these bedrooms practically located on the ground floor. The large barn has been restored & offers covered private parking. Two separate sets of double gates enable access to the front and back gardens, grounds, & a heated saltwater pool & terrace. The entire property is enclosed and secure and even includes a peace garden. Close to the bustling towns of Pons & Cognac &...



## 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

On the ground floor:-

Front entrance door leading into a long and bright entrance hall (11.7 m<sup>2</sup>). Bedroom 1 (37.2 m<sup>2</sup>) with restored fireplace and wood burner and ensuite bathroom with WC (4.9 m<sup>2</sup>).

Office with restored fireplace and wood burner (11.2 m<sup>2</sup>) leading to bedroom 2 (18.0 m<sup>2</sup>). Bedroom 3 (20.0 m<sup>2</sup>) with ensuite shower room and WC (7.0 m<sup>2</sup>) and patio doors to rear garden and terrace. Dining room with modern wood burner, grand piano, and double patio doors to pool and terrace. WC (2.5 m<sup>2</sup>) Deluxe renovated kitchen and diner (66.6 m<sup>2</sup>), fully fitted with all modern appliances and fixtures, including a central island, tiled floor, and modern pellet burner. Fully renovated living room (34.9 m<sup>2</sup>) with ancient and restored pizza/bread oven and modern wood burner, and double patio doors to front garden.

Utility room (24.2 m<sup>2</sup>) housing the ground source heat pump central heating system, installed in 2015, and water softener, with doors to the rear garden.

Via a modern oak wood staircase from the main entry hall:-

On the first floor a spacious refurbished hallway (10.4 m<sup>2</sup>) with a corner office space, leads to Bedroom 4 (14.7 m<sup>2</sup>) and Bedroom 5 (15.1 m<sup>2</sup>) and a shower room with WC (2.5 m<sup>2</sup>).

Attic room (11.4 m<sup>2</sup>) fully insulated in 2021, housing the VMC system that circulates fresh air through all rooms of the house.

The roof and gutters are in good maintained condition. Fully conforming septic tank and drainage system,...

## NOTES