LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A17810 Price: 789 500 EUR

agency fees to be paid by the seller

Impressive estate situated in almost three hectares of grounds close to Pons and the Gironde estuary.















INFORMATION

Town:	Bois
Department:	Charente-Maritime
Bed:	10
Bath:	4
Floor:	472 m2
Plot Size:	29605 m2

IN BRIEF

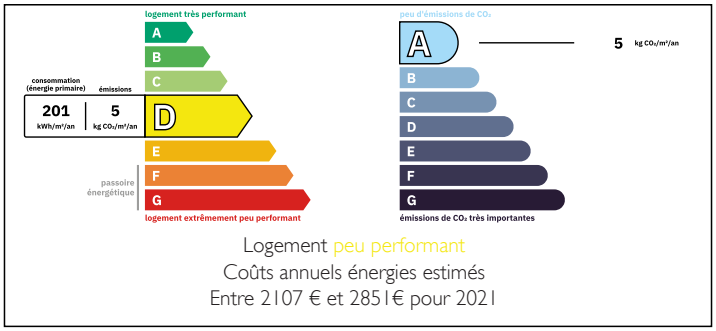
This impressive estate is located on nearly 3ha of land next to a pretty hamlet 15km from the estuary, 35km from the beaches.

The main house has been completely renovated by the owners. 6 bedrooms, huge 57m² kitchen with wood burning stove adapted to provide central heating, a cosy living room with period fireplace, and dining room with impressive wood burning stove. New double glazing on all the openings of the domain, improved insulation. The roofs of almost all the buildings are new. Wifi. Several storage buildings including 9 storage boxes for rent.

There is commercial potential and additional income thanks to 2 renovated gites, an open hangar of 527m² possibility of 3 gites in 3 barns. There is a 20m² bread oven, a reroofed dovecote, vegetable garden, chicken coop, cellar.

Income potential of 760 solar panels, 250 fruit...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2107 € et 2851€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

Main house;
Ground floor; Main entrance; 12.8m², Tiled kitchen 58.0m² with wood burner, Lounge 33.0m² with fireplace, Dining room 28.0m² with wood burner, Office 17.0m².
First floor: Corridor 5.0m², Bedroom 1 23.0m², Bedroom 2 10.0m², Bedroom 3 16.5m²,
Bedroom 4 23.0m² with hand basin, Bedroom 5 18.2m², Bedroom 6 25.0m², Bathroom 5.5m², Shower room 3.7m², Corridor 19.0m².

Outbuildings;
1st outbuilding with bread oven 23.0m², 2nd outbuilding 100.0m², 3rd outbuilding 160.0m², 4th outbuilding 90.0m².
1st gite: Sanitary point and entrance 7.0m², Kitchen 29.0m² with wood stove; Bedroom 15.0m².
2nd cottage adjoining the main house: Entrance 19.0m², Living room 30.0m², Shower room with WC and hallway 9.3m², Kitchen 16.5m², 2 Bedrooms 7.0m² and 11.6m², Bedroom 3 21.0m², Storage room 5.7m², Laundry room 3.0m², Convertible attic 96.9m².
Water tower 30.0m², Awning 46.0m², Cellar 78.0m², Last outbuilding 150.0m²; Outbuilding and rented garage, dovecote and adjoining outbuildings 95.0m²:
First large outbuilding 450.0m² with 9 wooden storage boxes for rent; Open shed with galvanized posts 527.0m², Billiard room 65.0m², Workshop 180.0m².

Measurements are approximate.
Viewing by appointment only with Louise Power of Leggett Immobilier International.
A rapid visit is highly recommended.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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