

Family property nestled in the middle of its park with its mansion to renovate and its outbuildings



INFORMATION

Town:	Aulnay
Department:	Charente-Maritime
Bed:	4
Bath:	0
Floor:	278 m2
Plot Size:	14528 m2

IN BRIEF

The main house offers approximately 278m² and 9 rooms to be completely renovated distributed upstairs by two staircases at each end. The windows are PVC double glazing. The whole has retained its original charm which is just waiting to be reborn. The frame was renovated in 2009.

Glued to the house, the old bread oven and on the majestic courtyard, buildings over 300m² with a formidable height (provide prior authorizations for use in housing).

Opposite, the remains of a collapsed building.

Within the park, in addition to the trees offering shade or fruit, you will find small roofs and a well. A place that could bring together a large family or start a bed and breakfast activity.

The complex is located less than two kilometers from Aulnay de Saintonge with its local shops and



ENERGY - DPE

DPE not required.

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

Ground floor:

Entrance: 9.98m²

Room: 41.42m²

Room: 31.74m²

Room: 41.44m²

Room: 13.95m²

Veranda: 11.18m²

1st floor :

Corridor: 7.67m²

Landing: 2.98m²

Room: 7.32m²

Bedroom 1: 42.78m²

Room: 17.54m²

Bedroom 2: 19.38m²

Bedroom 3: 30.58m²

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

NOTES