LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34564EB17 Price: 530 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR without fees)

Exceptional 6 bed Maison de Maître with Views – Walking Distance to Village Amenities







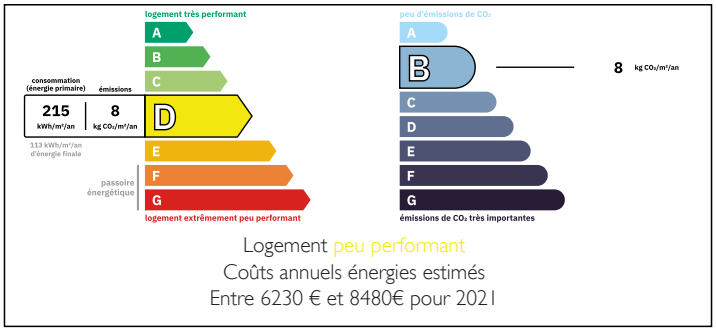








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6230 € et 8480€ pour 2021

INFORMATION

Town:	Saint-Thomas-de-Conac
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	318 m2
Plot Size:	9833 m2

IN BRIEF

A rare gem! This superbly renovated six-bedroom former Cognac house enjoys spectacular open views stretching towards the Médoc, while being just a few minutes' walk from the heart of a sought-after village.

The ground floor offers beautifully designed living space centred around a stunning open-plan kitchen, dining, and sitting area, ideal for both everyday living and entertaining. This level also benefits from a utility room and a large cellar with excellent head height and direct access to the exterior.

The first floor features four generous bedrooms, including one with a stylish en-suite bathroom complete with a roll-top bath and underfloor heating.

The upper floor hosts two further bedrooms, including a fabulous principal suite with its own

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.

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LOCAL TAXES

Taxe foncière: **1770 EUR**

NOTES

DESCRIPTION

Ground floor
- Kitchen - 53m2
- Utility - 14m2
- Dining room - 32m2
- Living room - 50m2
- Separate WC
- Cellar - 47.5m2

First floor
- Bedroom 1 - 31m2 with ensuite bathroom and WC (11.38m2)
- Bedroom 2 - 18.62m2
- Bedroom 3 - 14.08m2
- Bedroom 4 - 10m2
- Shower room with WC - 5.3m2
- Landing - 4.2m2

Top floor
- Bedroom 5 - 40.8m2
- Bathroom with WC - 18m2
- Bedroom 6 - 12m2

Outside
- Pool - heated, salt water
- Barn - 220m2
- Small ruin with planning permission to extend main house

* Mains drainage
* Heating via wood and electric

** All measurements approximate

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