LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A34791PBE17 Price: 665 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (640 000 EUR without fees)

Beautiful Logis without near neighbours, with lots of land, private forest, outbuildings and two guest rooms







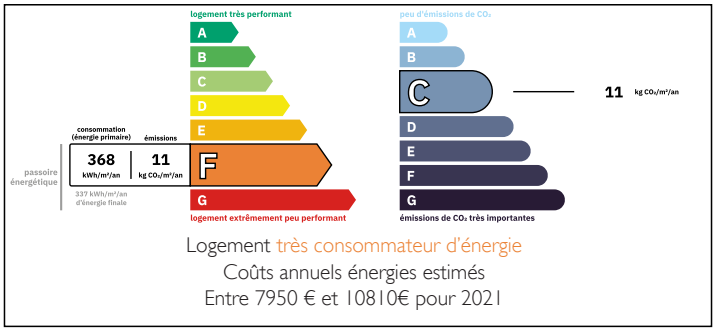








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7950 € et 10810€ pour 2021

INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	5
Bath:	6
Floor:	520 m2
Plot Size:	134882 m2

IN BRIEF

Logis – Simply Stunning!

Nestled in a completely private and tranquil setting with no nearby neighbours, this exceptional Logis dating back the 13th/14th century offers unparalleled peace and seclusion.

Brimming with character and boasting impressively spacious rooms, the main house features four grand reception rooms, three vast bedrooms, and a charming mezzanine. Additionally, two independent guest suites, each with their own ensuite shower room, provide the perfect retreat for visitors.

Set on 13.5 hectares of land, including over 4 hectares of private forest, this estate is a haven for nature lovers. A wealth of outbuildings and a garage with a car lift further enhance the property's appeal.

If you seek absolute privacy, abundant space, and

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:	**2150 EUR**

NOTES

DESCRIPTION

The Ground Floor of the LOGIS:

Entrance Hall (8 m²): Impressive original stone staircase and arches

Grand Reception Room (52 m²): Featuring a stunning Louis XIV fireplace and a central cobblestone floor
Spacious Kitchen & Dining Area (92 m²): Beautifully designed with bespoke cabinetry and a large kitchen island
Second Reception Room (49 m²)
Games Room (38 m²)
Utility Room (13 m²) & Storage Room (11 m²)
Downstairs Shower Room (3 m²) with Toilet
The First Floor of the LOGIS:
Three Luxurious Bedrooms (38 m², 49 m², and 52 m²): Each with its own private en-suite bathroom or shower room

Guest Accommodation:
Two Independent Guest Rooms (16 m² and 27 m²): Accessible from the courtyard, both featuring private en-suite shower rooms (4 m² each)
Ideal for use as a Chambres d'Hôtes or private guest suites for family and friends

Outbuildings:
Spacious Garage (~130 m²): Equipped with a car lift
Open-Fronted Barn (~70 m²): A great covered parking area
Traditional Barn (~45 m²): Featuring a bread oven
Barn (~35 m²) - could be used as a covered area for horses

Land & Surroundings:
Almost 13.5 hectares of private land, including over 4 hectares of forest
Borehole and well on the property
Closest neighbors are over 400 meters away!

More pictures available upon request. A must-visit for those seeking complete privacy!

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