LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38463LOP17 Price: 500 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (471 699 EUR without fees)

**Country house, completely rebuilt, 9 beds, 4 bathrooms, swimming pool, park & grounds, close to commerce.**
















## INFORMATION

| | |
|---|---|
| Town: | Lorignac |
| Department: | Charente-Maritime |
| Bed: | 9 |
| Bath: | 4 |
| Floor: | 373 m2 |
| Plot Size: | 13245 m2 |

## IN BRIEF

This impressive property of 373 m², completely rebuilt in 2008, is ideally situated in grounds of 13,245 m². With 12 rooms, including 9 bedrooms, it is perfect for a large family or for those wishing to welcome friends, or for use as a chambre d'hôte.

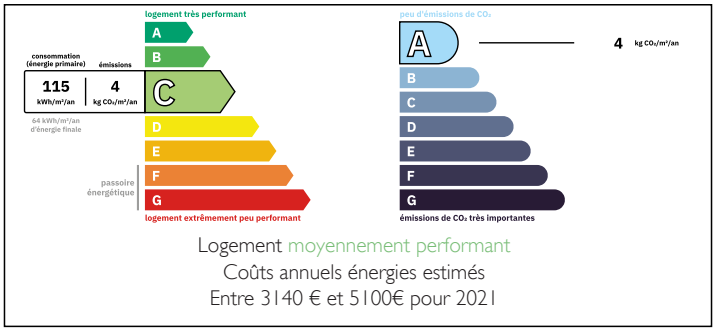
The main house is fully double-glazed and heated by modern electric radiators & wood burner.

It benefits from a 6m x12m fenced swimming pool with panoramic terrace. A 30m² outbuilding, recently built with the possibility of future habitable use, with connected water & electricity, a pergola & adjoining terrace.

The well-kept grounds include parkland with fruit trees & a small lake. There are 3 separate gated entrances, all with intercom. The individual drainage system, installed in 2009, is modern and up to standard.

This property offers a peaceful, unoverlooked, south-facing living environment, close to public transport...

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 3140 € et 5100€ 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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1809 EUR** |

## NOTES

## DESCRIPTION

The property in more detail:-
Entrance hall: with staircase to first floor
Dining room with french doors opening to garden - opening to Library 24m leading through double internal doors to large Salon of 55m2 with woodburner .
Kitchen: fully equipped, with central island and side door to exterior.
Living room:
Hallway:
Bedroom 1:
Bathroom:

First floor :-
Landing: 19.0m² with seating area and bookcase
Open bedroom area: 12.0m² open style curtained off, with French doors to a south-facing newly built balcony 5.5m²
Bedroom 2: 10.8m²
Hallway: 2.5m²
Bedroom 3: 17.0m²
Bedroom 4: 22.3m²
Bathroom: 7.3m² with shower, sink WC & heated towel rail
Bedroom 5: 11.2m²
Hallway: 2.6m²
Bedroom 6: 15.4m²
Bathroom: 8.0m² with bath, sink and WC (& shower to be connected)
Bedroom 7: 20.6m²
Hallway: 3.2m²

Second floor:-
Shower room: 3.2m² with shower, sink and WC
Bedroom 8: 27.06m² large suite with sofa, table and crafting corner
Bedroom 9: 37.1m² large suite with sofa, table, bookcase etc and water connected for a possible future kitchenette.
Bedroom 9: large suite with water connected for a kitchenette

Exterior:-