LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43776DVC17 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

A rare opportunity to restore a magnificent maison bourgeoise...















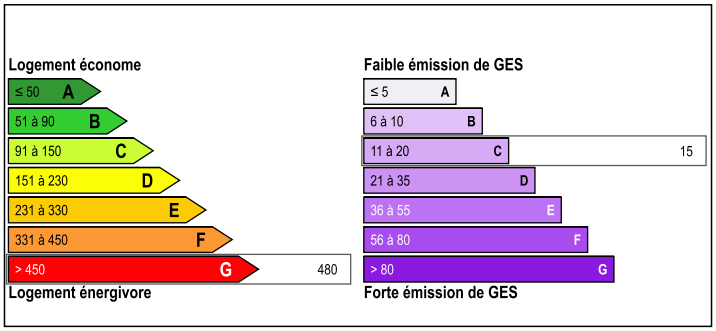
INFORMATION

Town:	Thors
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	290 m2
Plot Size:	8329 m2

IN BRIEF

Situated midway between Matha and Cognac, this impressive maison bourgeoise is a genuine hidden gem, waiting for someone with vision to restore it to its former glory.

ENERGY - DPE



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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A43776DVC17 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)







NOTES

DESCRIPTION

Offering approximately 290m² of living space, together with an extensive attic ready for conversion and a substantial range of attached outbuildings, the possibilities are exceptional. Whether you're dreaming of a magnificent family home or a property with workshop or business potential, this could be an outstanding project.

The property is approached through imposing 3.5-metre-high wrought iron gates, with the entire roadside frontage enclosed by elegant iron railings, creating an immediate sense of grandeur.

The front garden is currently overgrown, as you would expect from a property awaiting renovation, but beneath the mature trees and established shrubs lies the framework of what could once again become a beautiful entrance.

To the left of the house is an extensive range of traditional outbuildings, formerly used as workshops, stables, barrel stores and production areas for Cognac, Pineau and wine. These buildings are attached to the main house and offer enormous potential for additional accommodation, studios, workshops or storage.

Ground Floor
The current layout reflects the property's original use, but there is tremendous scope for reimagining the space.

The front door opens directly into the kitchen, which leads to a generous pantry and food preparation room, together with a separate space suitable for creating a ground-floor WC.

Beyond the kitchen is the dining room, with an additional room currently used as a ground-floor bedroom.

Running through the centre of the house is a magnificent entrance hall extending from front to