LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43939CPI17 Price: 875 650 EUR

agency fees included: 6 % TTC to be paid by the buyer (830 000 EUR without fees)

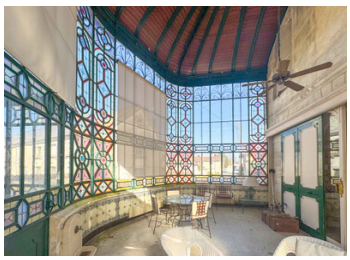
Impressive south facing historic gem with 6 bedrooms, conservatory, pool, large garage and gardens.















INFORMATION

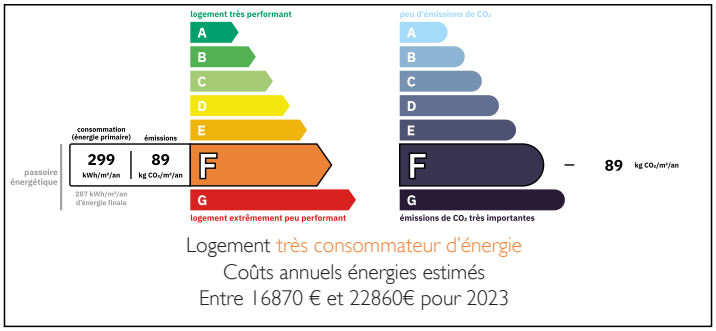
Town:	Aumagne
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	456 m2
Plot Size:	2897 m2

IN BRIEF

This is a magnificent south facing property, believed to have been built from 1820 onwards, nestled in the heart of a private, enclosed garden. The last section, the most luxurious, dates from 1890. Double gates lead onto a gravel terrace. The façade of the house features two unique original features: a large 'marquise' (glazed porch) above a majestic white limestone stepway, which serves as the main entrance to the house; and a decorated veranda, featuring wrought ironwork and antique leaded glass windows, known as the 'winter garden' from the late 19th century.

The ground floor comprises large, impressive rooms opening onto the garden. The fireplaces are all in working order and surrounded by magnificent mantelpieces, including one in carved oak. The dining room features an exceptional marble mosaic floor, reminiscent of that in the Galerie Vivienne in Paris,...

ENERGY - DPE



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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: **2913 EUR**

NOTES

DESCRIPTION

On the first floor are six large, light-filled bedrooms, all overlooking the garden and the swimming pool. The house is partly fitted with double glazing and has oil-fired central heating (a recently installed condensing boiler and an oil storage tank). It has a water softener and is connected to the mains drainage system. The house has recently been connected to fibre.

More details:

Ground floor
ENTRANCE HALL (14 m²)
BILLIARD ROOM (34 m²)
CONSERVATORY (34 m²)(Jardin d'Hiver)
LIVING ROOM (33 m²)
DINING ROOM (39 m²)
KITCHEN (34 m²)
WC
LAUNDRY ROOM
GARAGE with space for approximately 5 cars, electric roller door
CELLAR
STORAGE ROOMS (adjacent to the garage)

First floor
BEDROOM 1 (27 m²)
BEDROOM 2 (23 m²)
WC
BEDROOM 3 (19 m²)
BEDROOM 4 (22 m²)
BEDROOM 5 (25 m²)
BEDROOM 6 (24 m²)
SHOWER ROOM
KITCHEN
SHOWER ROOM
ATTIC

Outside
8 x 5 m heated swimming pool, surrounded by a terrace with a wrought-iron pergola
GARDEN – with connections available for an