LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48065JHI17 Price: 399 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (376 887 EUR without fees)

Former Cognac domaine - House with 4 bedrooms, swimming pool , dependances , garden , orchard and woodland .

EXCLUSIVE















INFORMATION

Town:	Burie
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	19293 m2

IN BRIEF

Grand and elegant Maison de Maitre with gardens , a former Cognac producing domaine . The domaine would have dominated the hamlet and sits in a walled garden with a large garden to the front ,retaining the driveway entrance through the original gates and stone pillars . A swimming pool and terrace are private and discreet . Further orchard to the side and 2 large woodland plots .

Large dependances offering gite opportunity if required subject to planning , or simply extra space to create a covered leisure area .

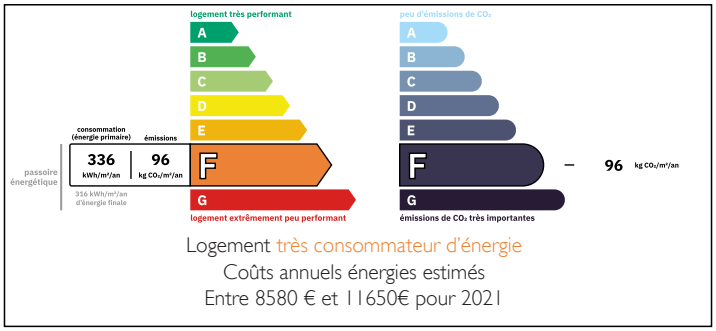
The house offers 2 large and luminous reception rooms , 4 bedrooms , 3 bathrooms plus a study .

Some decoration updates are required to the property .

Oil and wood fired central heating and mainly single glazed .

The property offers complete privacy for the owners but is not isolated...

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 8580 € et 11650€ 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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NOTES

DESCRIPTION

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The house is ideally situated at less than 2km to a supermarket and other commerces at Burie , and 14km to the historic town of Cognac .

Just 60km to the sandy beaches of the Atlantic Ocean .

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