

**STUNNING 'MAISON DE MAITRE' NEAR GOLF
AT CHATEAU PETIT CHENE, MAZIERES-EN-**

Country House For Sale

STUNNING 'MAISON DE MAITRE' NEAR GOLF AT CHATEAU PETIT CHENE, MAZIERES-EN-GATINE

Price: €397,000

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Mazieres-En-Gatine Poitou-
Charentes, 79310

PRESTIGIOUS MANOIR with gite, very well presented and beautifully renovated, with charm and retaining a wealth of original features.

INCLUDED: 7 BEDROOMS, 3 BATHROOMS, 4 LIVING ROOMS, 2 KITCHENS

COURTYARD with circular fountain and wrought iron gates.

SOUTH FACING GARDEN, 3.500 m2, with sunny terrace and conservatory.

WINE CELLAR

GARAGE (Possibility to create a second gite, plans available).

This large and sumptuous property, built in 1852, is located only 5 minutes walk from the village center with supermarket, bakery, school, bank, various commerce.

GOLF at Chateau Le Petit Chene, 5 minutes drive from the property.

GROUND FLOOR: Spacious entrance hall (3x10m) with two sets of double doors opening onto courtyard and garden. 2 living rooms with fireplace and wood burning stove, dining room, country kitchen, laundry-utility room, sunny terrace, conservatory.

1st FLOOR: 4 large bedrooms, 2 bathrooms, spacious landing (3x10m).

2nd FLOOR: Large attic with possibility to create 3 bedrooms and bathrooms.

GITE: Lounge with fireplace and open-plan kitchen, 2 bedrooms on the 1st floor, 3rd bedroom in loft, bathroom, private courtyard with terrace.

WINE CAVE with good ceiling height, stone walls, gravel floor, wine racks.

GARDEN facing south, 3.500 m2, with old stone house (with old wood fired bread oven). Could be converted to contain indoor swimmingpool - some preparatory work already carried out.

Most furniture can be included in the sale, to be agreed with the vendor.

The price includes 5% agency fees payable by the buyer.

