



**Email:** as@abordimmo.com

**Phone:** +33 549803159

**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 m<sup>2</sup>, 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.

