

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

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.

