

Two Charentaise houses, garden and a swimming pool and outbuilding with gîte potential near St Savinien.

EXCLUSIVE



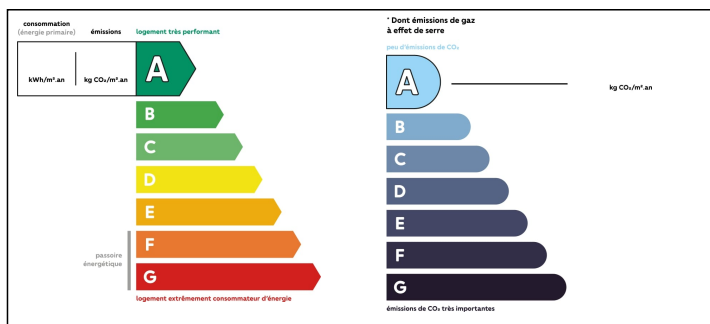
INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	8
Bath:	3
Floor:	236 m2
Plot Size:	775 m2

IN BRIEF

Traditional Charentaise house full of character with a second house, outbuilding and manageable garden with a pool, close to the pretty towns of St Savinien and Les Nouillers. Lots of potential to be a gîte / bed and breakfast business and live on site. Within easy reach of St Jean d'Angély, Saintes and Rochefort. La Rochelle airport 50 minutes and Bordeaux airport is 1 hour 30 minutes drive.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2228 EUR

Taxe habitation: 2090 EUR

NOTES

DESCRIPTION

On the ground floor-

Kitchen- 17m2 with a Charentaise fireplace, tiled floor.

Lounge- 36m2 with a Charentaise fireplace, tiled floor and beamed ceilings with a double aspect windows with view over the garden and pool.

Bedroom - 11m2 with stone walls and beamed ceiling.

Shower room- 4m2 with a shower cubicle, toilet and wash hand basin.

On the first floor:-

Shower room- 6m2 with shower cubicle, toilet and wash hand basin.

Bedroom 2- 13m2 with beamed ceiling and exposed stone walls.

Bedroom 3- 14m2 with Charentaise fireplace and beamed ceiling.

Bedroom 4- 17m2 with exposed stone walls and beamed ceiling with views over the fields.

Bedroom 5- 11m2 with exposed stone walls.

Second house-

On the ground floor

Kitchen-16m2 with exposed stone walls and tiled floor.

Salon 1- 25m2 with exposed stone walls and tiled floor.

Salon 2- 16m2 with exposed stone walls and tiled floor.

On the first floor:-

Shower room - 5m2 with shower cubicle, toilet and wash hand basin.

Bedroom 1- 11m2 with exposed stone walls.

Bedroom 2- 11m2 with exposed stone walls

Bedroom 3- 7m2 with exposed stone walls and a beamed ceiling.

Outside:-

Garden

Swimming pool- 10 m by 5 m

Hangar- 85m2 with a concrete floor