

Detached Charentaise house with 6 bedrooms, 5 bathrooms and a large pool. Large garden, close to St Savinien.



## INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	290 m2
Plot Size:	6560 m2



## IN BRIEF

Charentaise house that has been sympathetically renovated. Situated in a small hamlet with a garden of over 6560m2, outbuildings to house a laundry room and pool accessories and a bike shed too. Spacious courtyard to the side to enjoy a BBQ and sip the local wines or pineau. Only 5 minutes drive to St Savinien and 20 minutes drive to the Roman city of Saintes. Local airports of La Rochelle is 50 minutes drive and Bordeaux is 1 hour 15 minutes drive. Ideally situated to enjoy the delights the Charente Maritime offers.

## ENERGY - DPE



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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: 2190 EUR**

## NOTES

## DESCRIPTION

This Charentaise house of 290m<sup>2</sup> living space includes:

On the ground floor

Entrance hall - 33m<sup>2</sup> with tiled floor, door to terrace at the back of the house, original stone sink.

Shower room-6m<sup>2</sup> with tiled floor, shower, wash hand basin and toilet with towel rail and extractor.

Salon/Dining room-42m<sup>2</sup> with tiled floor, 2 double doors to the terrace and pool. Open fireplace and exposed stone walls.

Kitchen-25m<sup>2</sup> with tiled floor, fully fitted kitchen with integrated dishwasher, fridge freezer, oven and hob.

Games room-43m<sup>2</sup> which is double height ceiling with double doors out onto the terrace and tiled floors.

Bedroom 1- 20m<sup>2</sup> with tiled floor and double doors onto the garden.

Bedroom 2-16m<sup>2</sup> with tiled floor and cupboard.

Shower room - 8m<sup>2</sup> with large wash hand basin, toilet and shower.

Bedroom 3- 14m<sup>2</sup> with beamed ceiling.

Bathroom- 9m<sup>2</sup> with wash and basin, bath with over bath shower and separate toilet.

First Floor

Bedroom 4-20m<sup>2</sup> with wooden floor and beamed ceiling.

Bathroom- 6m<sup>2</sup> with bath and over bath shower, wash hand basin and toilet .

Bedroom 5-15m<sup>2</sup> with wooden floors and beamed ceiling.

Bedroom 6-14m<sup>2</sup> with wooden floor and beamed ceiling and exposed stone wall.

Shower room-5m<sup>2</sup> with wooden floor, exposed stone walls, shower , wash hand basin and toilet with towel rail.

Outside -

Courtyard with an old stone bread oven to the side of the house. Through a gate to the storage area for bikes, laundry room and pool accessories.

Large heated pool 11 m by 5 m in the large garden