

Ref: 121007MRO17

Price: 499 900 EUR

agency fees included: 5,9999491098464 % TTC to be paid by the buyer (471 604 EUR

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:

5 Bath:

Floor: 290 m<sup>2</sup>

Plot Size: 6560 m2











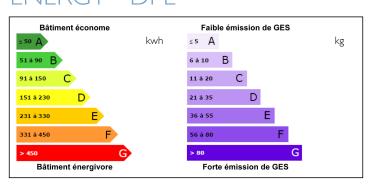




# IN BRIEF

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 I hour 15 minutes drive. Ideally situated to enjoy the delights the Charente Maritime offers.





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.





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vithout fees)







### LOCAL TAXES

Taxe foncière:

2190 EUR

# **NOTES**

### DESCRIPTION

This Charentaise house of 290m2 living space includes:

On the ground floor

Entrance hall - 33m2 with tiled floor, door to terrace at the back of the house, original stone sink.

Shower room-6m2 with tiled floor, shower, wash hand basin and toilet with towel rail and extractor.

Salon/Dining room-42m2 with tiled floor, 2 double doors to the terrace and pool. Open fireplace and exposed stone walls.

Kitchen-25m2 with tiled floor, fully fitted kitchen with integrated dishwasher, fridge freezer, oven and hob.

Games room-43m2 which is double height ceiling with double doors out onto the terrace and tiled floors.

Bedroom 1- 20m2 with tiled floor and double doors onto the garden.

Bedroom 2-16m2 with tiled floor and cupboard.

Shower room - 8m2 with large wash hand basin, toilet and shower.

Bedroom 3- 14m2 with beamed ceiling.

Bathroom- 9m2 with wash and basin, bath with over bath shower and separate toilet.

First Floor

Bedroom 4-20m2 with wooden floor and beamed ceiling.

Bathroom- 6m2 with bath and over bath shower, wash hand basin and toilet .

Bedroom 5-15m2 with wooden floors and beamed ceiling.

Bedroom 6-14m2 with wooden floor and beamed ceiling and exposed stone wall.

Shower room-5m 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

UK: 08700 | | 5 | 5 | France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.