

Lovely 3 bed country house with 2 bedroom maison d'amis at the end of a quiet lane in the heart of the countryside with large private gardens.



## INFORMATION

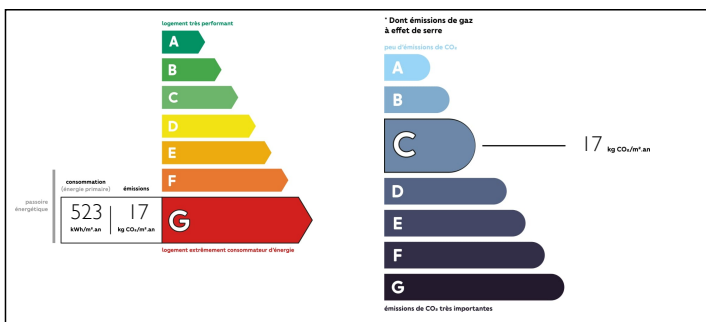
Town:	Aumagne
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	226 m2
Plot Size:	3660 m2

## IN BRIEF

Great opportunity to purchase two stone houses in the beautiful Charente countryside. . . .

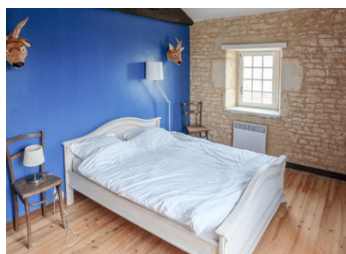


## ENERGY - DPE



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: 900 EUR**

## NOTES

## DESCRIPTION

This is a great opportunity to purchase what is essentially two houses... a 3 bedroom property that is decorated and finished to a high standard and a 2 bedroom guest cottage which is 99% finished.

### Main house

In greater detail: salon with windows on 3 sides and a large open fire - 41m<sup>2</sup>

Kitchen / dining room - 27m<sup>2</sup>

On the first floor 3 double bedrooms - 15m<sup>2</sup>, 12m<sup>2</sup>, 14m<sup>2</sup>

Bathroom - 13m<sup>2</sup>

Storage space - 5m<sup>2</sup>

### The maison d'amis:

Salon - 40m<sup>2</sup>

shower room / wc - 5m<sup>2</sup>

On the first floor:

2 double bedrooms - 26m<sup>2</sup>, 31m<sup>2</sup>

Integrated into the maison d'amis is a workshop - 20m<sup>2</sup>

There is a further building across from the house currently used as a laundry room - 15m<sup>2</sup>

The garden is divided into 3 distinct parts and there is a pool which needs relining.

This is a lovely property and viewing is highly recommended.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>