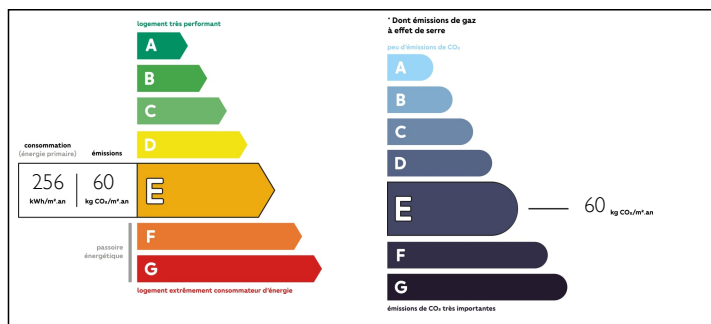


Stunning character stone house with 4 bedrooms, 4 bathrooms and large private garden



ENERGY - DPE



INFORMATION

Town:	Saint-Maigrin
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	262 m2
Plot Size:	5389 m2

IN BRIEF

Located in a quiet, rural hamlet this beautiful stone house is full of French character and charm. All 4 bedrooms have their own private bathroom. Throughout there are beautiful period features such as exposed beams, fireplaces and original floors. On the ground floor there is an entrance hall with traditional fireplace, dining room, spacious kitchen, 3 bedrooms each with their own bathroom and impressive living room with a galleried mezzanine landing above and fabulous traditional fireplace. On the first floor, the mezzanine gallery provides ample room for a study or second living room and there is a further en-suite bedrooms and cosy snug. Outside there is a lovely covered terrace/ outside dining area. The beautiful south facing garden borders the vines with a large lawn, mature flower beds, an impressive sweeping drive and parking for several cars. Oil fueled central heating. Secondary glazing. Septic tank All the furniture...

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: **809 EUR**

NOTES

DESCRIPTION

Ground floor

- Entrance hall (17.68m²) – tiled floor, exposed beams, character fireplace, log-burning stove.
- Bedroom 1 (17.5m²) – tiled floor, exposed beams, walk in wardrobe/ dressing room, en-suite bathroom with bath, shower over bath, basin and WC
- Dining room (30.2m²)
- Bedroom 2/ TV room (18m²) – French doors to garden.
- Shower room (2.8m²) – shower, basin, WC,
- Utility room (8.4m²) – tiled floor, sink, washing machine, storage
- Kitchen (19.2m²) – tiled floor, large island unit, gas hob and separate oven.
- Living room (41.7m²) – original terracotta tiled floor, galleried landing, feature fireplace, double doors to garden
- Bedroom 3 (10.6m²) – Exposed beams, tiled floor, en-suite bathroom with bath, shower, twin basins and WC

First Floor

- Mezzanine with oak wood floor and exposed beams
- Living room/ snug (11.5m²) – exposed beams, window to garden
- Bedroom 4 (14m²) – exposed beams and en-suite bathroom with shower, basin and WC

Outside

- 2 small stone buildings used for storage
- Well
- Metal shed
- Electric entrance gates

All measurements are approximate

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