

A charming 4 bedroom house a short distance from the Gironde estuary with 2 large garages on a large plot

EXCLUSIVE

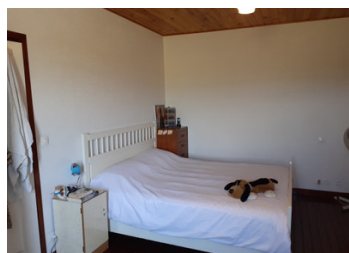
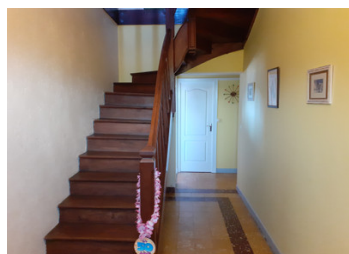


INFORMATION

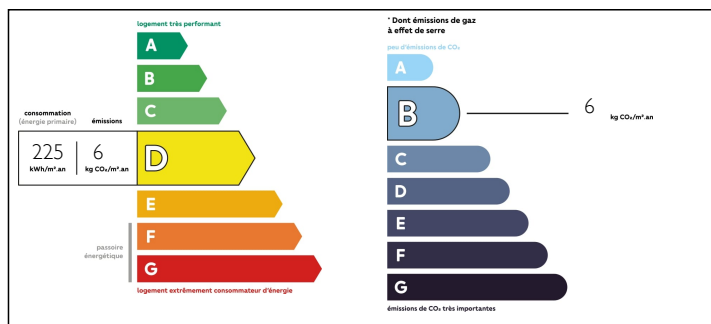
Town:	Saint-Bonnet-sur-Gironde
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	8295 m2

IN BRIEF

A beautifully renovated house set in extensive well kept grounds with several outbuildings including 2 large garage/ workshops. The property is just 10 minutes from the town of Mirambeau which offers supermarkets, restaurants, schools etc and is a short drive from the Gironde estuary and its popular resort towns. The house has 4 bedrooms, one of which needs finishing which would be a fabulous master suite with a private bathroom and a walk-out balcony has been installed to enjoy the magnificent views. Downstairs, there is a spacious dining room, lounge and kitchen and to the rear a downstairs toilet, a utility room and another room which leads to the rear garden. The house offers plenty of opportunity to increase the habitable space should you wish. There is also the opportunity to run a business from the property utilising the superb garage/workshop spaces.



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: 720 EUR

NOTES

DESCRIPTION

Ground floor

Lounge - 19.m2
Dining room - 19m2-
Kitchen - 15.5m2-
Utility room - 15m2
Downstairs toilet

First floor

Bedroom 1 - 20m2
Bedroom 2 - 17m2
Bedroom 3 - 16m2
Shower room - 8m2 with Shower, Basin and toilet
Bureau - 6.3m2
Bedroom 4 (to finish) -40m2 with separate room for large bathroom to finish
Shower room - 3.5m2 with Basin, Shower and toilet

Outside

Double garage with remote roller doors 48m2
Garden Shed 28m2
Small outbuildings 48m2
Integral garage 39m2
Toll store 15m2
2 x storage barns 24.5m2 each

Large garden to the rear and right of the house, well kept consisting of mainly lawn with vegetable plots. A further field to the left of the house of lawn.

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