

Excellent presentation - Pretty stone house with 4 bedrooms , Sauna and Spa Jacuzzi. Quiet location nr Cognac.



INFORMATION

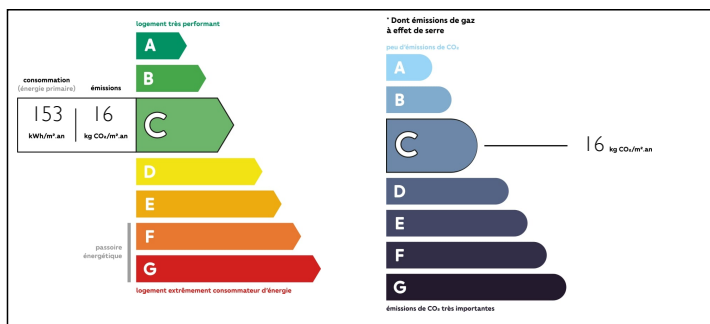
Town:	Brives-sur-Charente
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	1070 m2



IN BRIEF

Set in a pretty village close to the picturesque Charente river, this stunning stone cottage has been renovated with great care and attention throughout and is in excellent condition . Painted in Farrow and Ball paint - the house is in muted soft colours . It offers a large living space with an independent bedroom suite for guests . Large doors open up to the garden and terrace from the living space. A sauna and outdoor jacuzzi spa to allow you to relax in the sunny climate of the Charente maritime . The house has double glazing throughout. A recently installed oil central heating system and a wood-burner provide heating in the winter . A large garage with electric roller shutter will house a few cars or a motorhome. Manageable garden with well. House is situated 14km from Cognac and 20km from Saintes - both large pretty historic towns full of restaurants overlooking the Charente river...

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.



DESCRIPTION

The house in more detail :

Entry into KITCHEN : 19m² . Fully fitted with appliances .

Opening to SALON : 38m² . Large sliding doors opening to terrace . Woodburner .

OFFICE which could be used as a supplementary bedroom if required : 13m² .

WC .

Leading to LAUNDRY / FITNESS room : 13m² . With premium SAUNA.

First floor BEDROOM SUITE : 20m² including Shower room , WC and dressing room .

FIRST FLOOR main house :

Hallway leads to 3 double bedrooms : 16m² , 12m² & 10m²

Modern BATHROOM : 11m² with luxury fittings - Bath , Shower and toilet .

Exterior :

Enclosed gardens with terrace and JACUZZI SPA
Gated entrance .

GARAGE : 76m² with 3m clearance in height of doorway .

Boiler room with modern oil fired boiler .

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES

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