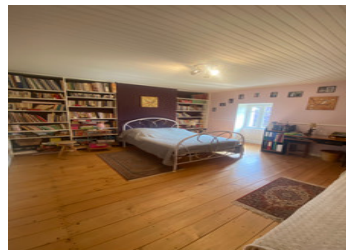


210 m2 family home with 40 m2 studio on 11547 m2 of land with garages, cellar and attic.



INFORMATION

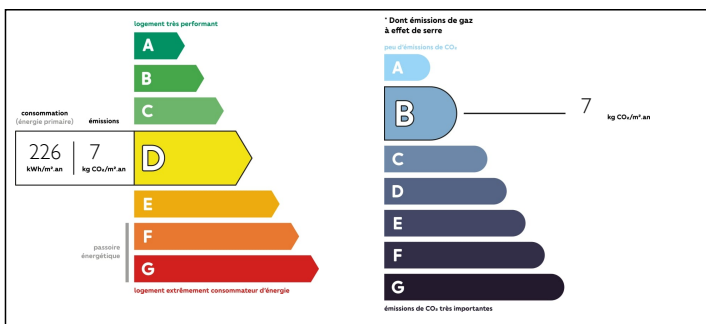
Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	6
Bath:	4
Floor:	252 m2
Plot Size:	11547 m2



IN BRIEF

Large family home with 210 m2 of living space and its own 40 m2 outdoor studio with garage, cellar and attic on a plot of 11547m2. for sale in the commune of Baignes-Sainte-Radegonde. The house comprises a large entrance hall leading on the left to a lounge with access to the kitchen, and on the right to a study room with its majestic built-in carved wooden wardrobe, with a bedroom and private bathroom at the back, the laundry room with direct access to the garage and its cellar, a small room and the large attic (66 m2). From the lounge, a staircase designed by Patissou leads to 1 bedroom (20 m2) and its private bathroom, followed by another bathroom and then 3 bedrooms. Outside, there is a large terrace overlooking the immense, unoverlooked garden. To the right, a long building with a 40m2 independent studio and 2 garages (wood store...

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

House :

- 1 living room (25,5 m2), 1 kitchen (25 m2), 1 study (23 m2)
- 5 bedrooms (18.5, 22, 15, 11, 13.5 m2)
- 3 bathrooms (6, 5, 5,5) separate WC and 1 WC in each bathroom, 1 separate shower room
- 1 laundry room with 300 L boiler and new softener (10.5 m2)
- 1 garage (34 m2) and a cellar (30m2), 1 attic (30 m2), 1 room (6 m2)
- Some photovoltaic panels, 3 air/air heat pumps, recent roof, double glazing, compliant drainage with 2 septic tanks.

detached building :

- 2 garages (58.5, 15 m2)
 - 1 studio flat (37 m2) with bathroom (3 m2)
- vegetable garden, orchard (4 apple trees, 3 cherry trees, 2 pear trees, 5 plum trees),

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

NOTES