

## Charming Countryside Farmhouse Charentaise with independent gîte and large peacefull garden

EXCLUSIVE



## INFORMATION

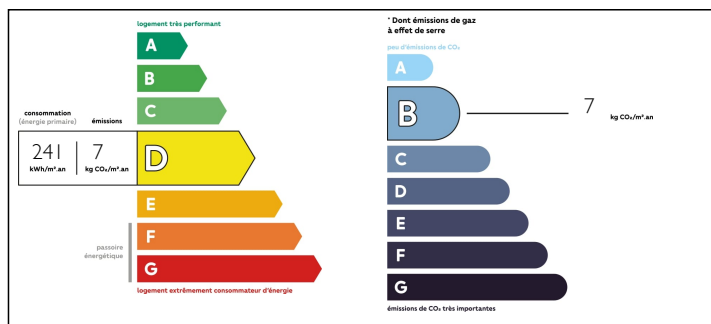
Town:	Angliers
Department:	Charente-Maritime
Bed:	8
Bath:	4
Floor:	304 m2
Plot Size:	19000 m2

## IN BRIEF

This beautiful house is less than 15 minutes from La Rochelle city centre with local markets, shops, bars and restaurants open all year round. La Rochelle also has a international airport that offers many flights to several European destinations and the UK. It's also very close to tourist destinations such as the Charente-Maritime islands : Ré, Oléron and Aix but also the sandy beaches and the Marais Poitevin for a nice day out.



## 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

This property offers a great opportunity for buying a large family house with a gîte. The peaceful countryside location makes the property feel so special.

In the main house, you'll find on the ground floor :

- a fully equipped kitchen with independent utility room/rear cuisine
- a living room with a beautiful fireplace and traditional colourful cement tiles
- a large and comfortable dining room
- a bathroom with a bath, a washbasin and a toilet
- a laundry room

Upstairs offers a large landing leading to 6 bedrooms and an office/spare bedroom. Two bedrooms are ensuite and one is a master bedroom. There is also a 14m<sup>2</sup> attic room that could be transformed into additional habitable space.

## NOTES

The gîte is independent and offers a cosy duplex of about 62m<sup>2</sup>. Downstairs you will find a living area with a fitted kitchen and a bathroom, the sleeping area is on the upper level and includes two bedrooms.

The property includes some outbuildings ; a workshop and a pool house. The heated-pool measures 11 x 4 metres. Outside, the garden offers a serene retreat with several seating areas to enjoy the fresh air and tranquility. The large field make the property suitable for horses or animals or even a small holding.

Please contact us for any further details, photos or a visit!

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