

Splendid three bedroomed property, new pool and with possibility for a Maison d'Ami



INFORMATION

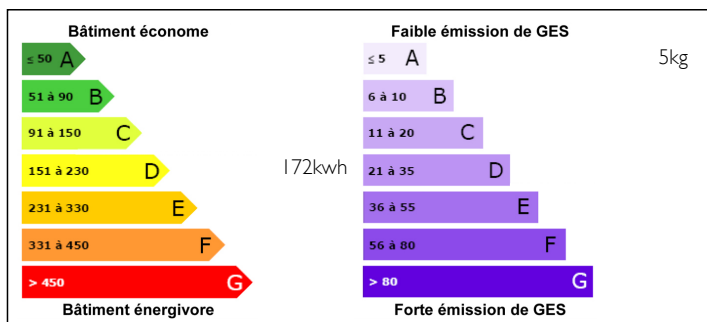
Town:	GIBOURNE
Department:	Charente Maritime
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	1493 m2



IN BRIEF

A lovely three bedroomed property, with inground heated pool and an excellent renovation with potential to make a Maison d'Ami. The closest town is Matha, 11km with full range of service, 13 km from Aulnay and 20 km from St Jean d'Angely with full range of service and of historical interests. 33km from Cognac, 37km from Saintes, 77km from Royan and its beaches and zoo, 91km from La Rochelle. Airports are La Rochelle (93km), Poitiers (132km), Limoges (150km) and Bordeaux (183km). TGV at Angoulême 56km and Surgères 46km.

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 is well presented as you approach the property with its lovely garden, tendered lawn and grounds. The outdoor living area also benefits from a part under cover and of course the magnificent newly built pool 11x5m including a deep end for diving and an automatic hard cover.

You enter the house via the ENTRANCE HALL (7,5 m²) with built-in storage cupboards housing the warm water tank and washing machine, coat cupboard and a WC with washbasin, currently the entrance is used as an small office. A nice detail is the front stable door and the top half opens.

A Lovely KITCHEN/DINING area (28m²) with plenty of workspace and well equipped. The staircase from the kitchen leads you to the first floor with a landing which takes you to the master bedroom (20m²) and an en-suite with shower, wash basin and toilet.

THE SALON (28m²) is light and airy with large windows and patio doors leading out to the garden and the pool area, it also has a wood burner and exposed wooden beams. The corridor then leads you to TWO BEDROOMS (both 12m²), and then on to the spacious bathroom (15m²) with bath, independent shower, wash basin and toilet.

Outside, next to the house is a covered terrace with direct access to the extra living space (26m²) that could be converted to a Maison d'Ami.

The house and grounds are immaculate, ready to move in and enjoy the French lifestyle. There are 5...

LOCAL TAXES

Taxe foncière: 1076 EUR

Taxe habitation: 865 EUR

NOTES