

Detached Charentaise house with 6 bedrooms, 5 bathrooms and a large pool. Large garden, close to St Savinien.



INFORMATION

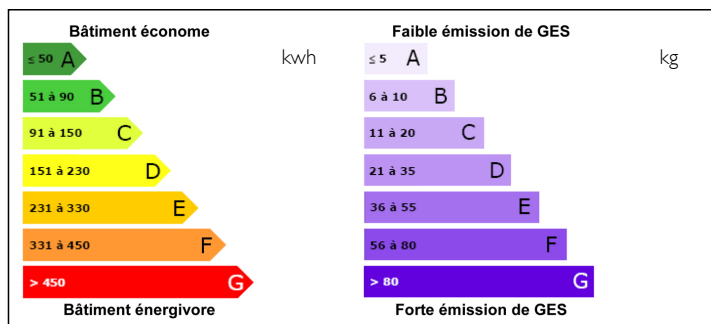
Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	290 m2
Plot Size:	6560 m2



IN BRIEF

Charentaise house that has been sympathetically renovated. Situated in a small hamlet with a garden of over 6560m2, outbuildings to house a laundry room and pool accessories and a bike shed too. Spacious courtyard to the side to enjoy a BBQ and sip the local wines or pineau. Only 5 minutes drive to St Savinien and 20 minutes drive to the Roman city of Saintes. Local airports of La Rochelle is 50 minutes drive and Bordeaux is 1 hour 15 minutes drive. Ideally situated to enjoy the delights the Charente Maritime offers.

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: 2190 EUR

NOTES

DESCRIPTION

This Charentaise house of 290m² living space includes:

On the ground floor

Entrance hall - 33m² with tiled floor, door to terrace at the back of the house, original stone sink.

Shower room-6m² with tiled floor, shower, wash hand basin and toilet with towel rail and extractor.

Salon/Dining room-42m² with tiled floor, 2 double doors to the terrace and pool. Open fireplace and exposed stone walls.

Kitchen-25m² with tiled floor, fully fitted kitchen with integrated dishwasher, fridge freezer, oven and hob.

Games room-43m² which is double height ceiling with double doors out onto the terrace and tiled floors.

Bedroom 1- 20m² with tiled floor and double doors onto the garden.

Bedroom 2-16m² with tiled floor and cupboard.

Shower room - 8m² with large wash hand basin, toilet and shower.

Bedroom 3- 14m² with beamed ceiling.

Bathroom- 9m² with wash and basin, bath with over bath shower and separate toilet.

First Floor

Bedroom 4-20m² with wooden floor and beamed ceiling.

Bathroom- 6m² with bath and over bath shower, wash hand basin and toilet .

Bedroom 5-15m² with wooden floors and beamed ceiling.

Bedroom 6-14m² with wooden floor and beamed ceiling and exposed stone wall.

Shower room-5m² with wooden floor, exposed stone walls, shower , wash hand basin and toilet with towel rail.

Outside -

Courtyard with an old stone bread oven to the side of the house. Through a gate to the storage area for bikes, laundry room and pool accessories.

Large heated pool 11 m by 5 m in the large garden