

This renovated stone longere provides you with a 4 bed main house and 2 gites ready to go, outbuildings and a nice plot of land, in a...



INFORMATION

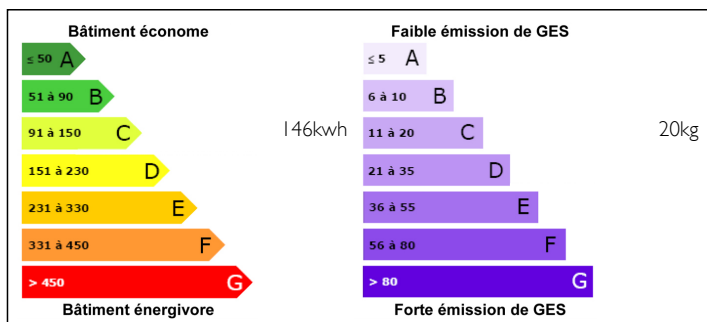
Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	7
Bath:	5
Floor:	400 m2
Plot Size:	4300 m2



IN BRIEF

This property has been renovated throughout to be a comfortable home. It offers flexible accommodation and the possibility to generate income with 2 well finished gites. Great walking and cycling routes on the doorstep.

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

- In greater detail, the main house comprises

On the ground floor

A 24m² fully fitted kitchen with plenty of power points and log burner

A dining room of 37m² with log burner

A spacious lounge of 38m² with log burner

A large summer room with conversion possibility into an independant all-in-one, 38m² with mezzanine floor, doors out to the garden and pipes for a shower. There is also a log burner for additional warmth.

First floor 4 Bedrooms 20m², 12 m², 18m², 38m² (this includes spa bath, shower and loo), a shower room 6m²

- 2 bed Gite

Ground floor kitchen/living area 45m² spacious open plan living area with log burner

First floor 2 bedrooms 19m² each, separate shower room and toilet

- 1 bed gite

Ground floor kitchen/living area 33m² with log burner

First floor bedroom with en-suite shower room and toilet

The whole property has been extremely well insulated, double glazed and has oil fired central heating throughout . Broadband is available. Complying drainage system.

Outside there is a large open barn providing great storage and a garage with room for 2 cars. There is also a potting shed, ideal for anyone wishing to grow their own vegetables. The garden is well maintained with a well established vegetable patch. There is an orchard in the rear garden and plenty of room for a pool. Also down the lane, secured stone walls patiently waiting for a roof and all the rest. With a 1st floor, it would provide 150 m² of South and East facing...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: 1000 EUR

NOTES