

Housing complex consisting of a charming charentaise house and a large gîte for groups completely renovated.



INFORMATION

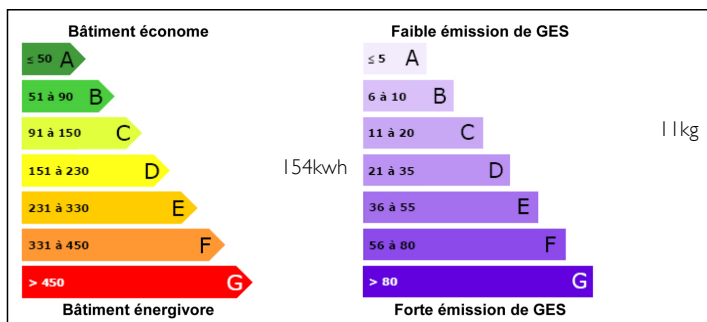
Town:	JONZAC
Department:	Charente Maritime
Bed:	11
Bath:	7
Floor:	400 m2
Plot Size:	6625 m2



IN BRIEF

In a quiet and rural environment, this Charentaise house has been entirely renovated with care and taste, added by a stone barn converted into a large gite also fully renovated in 2014 in a contemporary style and operated for groups with a capacity of up to 16 adults. Habitable and workable immediately since, under certain conditions, the owner leaves the equipment and the furnishing.

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 a very pleasant setting, 15 minutes from the spa town of Jonzac, 20 km from the Gironde estuary, 1 hour from Bordeaux, 40 minutes from Royan and its beaches, and 1 hour from La Rochelle, this complex offers excellent potential.

The house consists of:

5 bedrooms

□ 12.6 m² with dressing

□ 10 m² with dressing

□ 15.3 m²

□ 15.4 m²

□ 8.5 m²

Kitchen □ 14 m²

Dining room □ 28 m²

Living room □ 27 m²

Lounge □ 16 m²

Shower room □ 4.4 m²

Bathroom □ 6.8 m² with shower and bath

Office □ 15 m²

Cellar □ 2,5 m²

Technical room □ 15.7 m²

Terrace □ 57 m²

LOCAL TAXES

Taxe foncière: **1 600 EUR**

NOTES

The group lodging consists of:

6 rooms

□ 15.2 m² with dressing room and ensuite shower room of 3 m² with shower and toilet

□ 10.4 m² with dressing room and ensuite shower room of 4.7 m² with shower and toilet

□ 11.8 m² with dressing room and ensuite shower room of 3.5 m² with shower and toilet

□ 15 m² with dressing room and ensuite shower room of 3.5 m² with shower and toilet

□ 12 m² with dressing room and ensuite shower room of 4 m² with shower and toilet

□ 10.2 m² with dressing