

Renovated Charentaise house with 2 ensuite bedrooms plus apartment and outbuildings.



INFORMATION

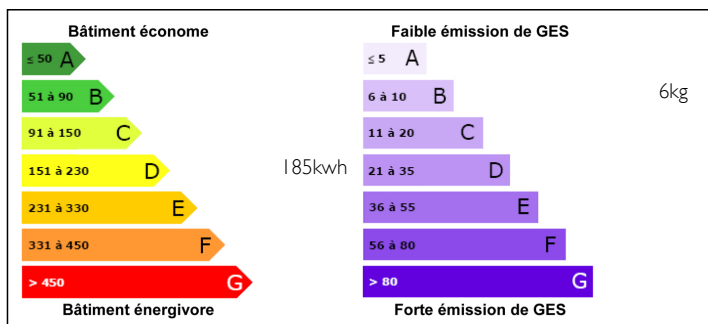
Town:	COURCERAC
Department:	Charente Maritime
Bed:	3
Bath:	3
Floor:	190 m2
Plot Size:	4033 m2



IN BRIEF

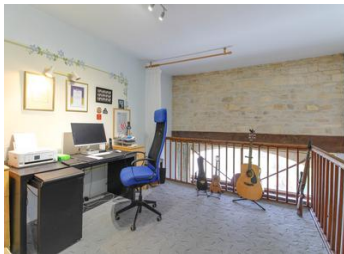
Hidden at end of private drive in a large village, this charentaise stone property with charm and character is in the perfect setting for a primary residence or holiday home. Completely renovated by current owners to a high standard, offering open large living spaces, spacious kitchen alongside 2 large bedrooms with ensuite bathrooms and walk in wardrobes. Offering a useful apartment with bathroom and mezzanine; which can be used as additional accomodation for friends and family, gite, art studio or simple extra living space. Facing South west, there is a covered terrace and summer kitchen to enjoy those balmy summer evenings, plus a large grassed garden. Large garage and workshop area. Conforming fosse septique, electric heating plus woodburner. Well situated in a village 5 km from the town of Matha with all commerces, restaurants, swimming pool, cinema, doctors and supermarkets. With...

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: **900 EUR**

NOTES

DESCRIPTION

GROUND FLOOR.

GRAND SALON: 50m² . With insert wood burner, dining area, exposed beams with french doors over the terrace area.

Leading to : KITCHEN : 26m². Modern fitted kitchen with french doors over gardens. Dining area .

LAUNDRY : 10m², CAVE : 4m²

FIRST FLOOR.

Oak staircase leads to hallway and 2 bedrooms and bathrooms ; both having wooden floors , stone walls , exposed beams and velux windows .

BEDROOM 1 : 20m² with modern ensuite 7m² - with bath, separate shower, WC and vanity. Large walk in wardrobe 5m²

BEDROOM 2 : 17m² with modern ensuite 5m² - with shower, WC and vanity. Large walk in wardrobe 4m²

Airing cupboard.

STUDIO APARTMENT.

Ground floor 20m² including separate bathroom and WC. French doors over garden.

First floor mezzanine 15m² with walk in wardrobe and separate water heater.

OUTBUILDINGS.

Large garage 45m² and workshop area 30m² .

EXTERIOR.

House is south west facing, with a private drive of 150m and gravelled parking area.

Garden in front of house is planted with shrubs , with further gardens of 1700m² to the left of the house.