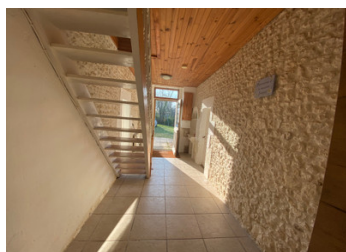


Charming stone character house with private enclosed garden, close to amenities



## INFORMATION

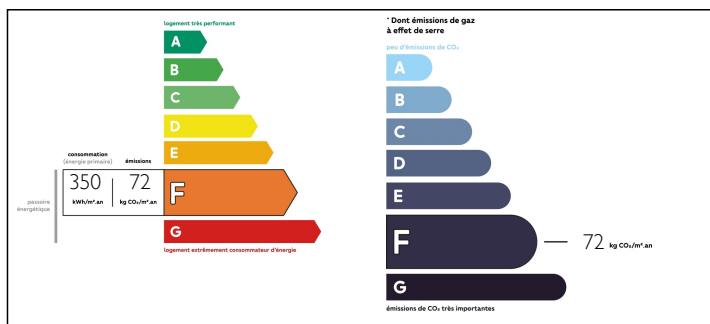
Town:	Soubran
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	1440 m2



## IN BRIEF

Located in a quiet rural hamlet this lovely stone house is full of French character and charm. It has lovely character features throughout including exposed stone walls, original beams and fireplaces. On the ground floor there are 2 large reception rooms, one of which can be used as a bedroom, a spacious kitchen, utility room and large downstairs bathroom with separate WC. On the first floor are 2 large bedrooms which could easily be reconfigured to create further bedroom space, and a second bathroom. Outside there is a large attached barn, an open sided barn which would make a super al fresco eating and entertaining space in the summer months, and an above ground swimming pool. The garden is enclosed and private. Oil fuelled central heating, double glazed windows, septic tank. The commune of Soubran is 2km away with several amenities including boulangerie and butcher. 1 hour from Bordeaux airport, 1 hour...

## 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

### Ground floor

- Entrance hall (14m<sup>2</sup>)
- Living room (30m<sup>2</sup>)
- Living room/ bedroom (33.63m<sup>2</sup>)
- Kitchen (23m<sup>2</sup>)
- Utility room (8.8m<sup>2</sup>)
- Bathroom (16m<sup>2</sup>)
- Separate WC

### First Floor

- Bedroom (31.9m<sup>2</sup>)
- Bedroom (31.72m<sup>2</sup>)
- Landing (15.12m<sup>2</sup>)
- Bathroom (19.38m<sup>2</sup>)

### Outside

- Attached barn (58m<sup>2</sup>)
- Grange - 63m<sup>2</sup>
- Above ground swimming pool

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 526 EUR

## NOTES