

Charentaise stone 5 bedroom converted barn. Near Pons. With gite potential.

EXCLUSIVE



INFORMATION

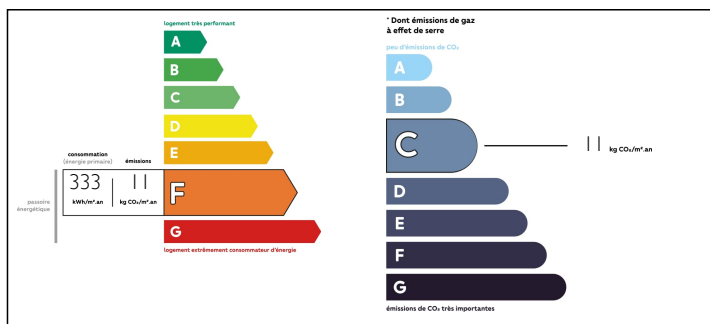
Town:	Avy
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	213 m2
Plot Size:	1770 m2

IN BRIEF

Large converted Charentaise stone barn with original features in the centre of a small village, opposite vineyards & fields. Needing some minor work to transfer from a holiday home to a primary home, ie downstairs toilet (plumbing in place) & 2nd wood burner included 2 reception rooms & fitted kitchen, all with patio doors. 2 separate wooden staircases access the 1st floor & 2 large landings, leading to 5 bedrooms, 1 shower room & another room with plumbing for conversion to a 2nd shower room. Wooden doors & shutters throughout, tiled ground floor and wooden floors on the 1st floor. Heating via a modern wood pellet burner and electric radiators. Septic tank up to standard. Large panoramic garden with fruit trees, exterior stock room and long gravel driveway. Close to all commerces of the medieval town of Pons and 25km to the larger towns of Cognac and Saintes. Approx. 40km from sandy beaches of the...

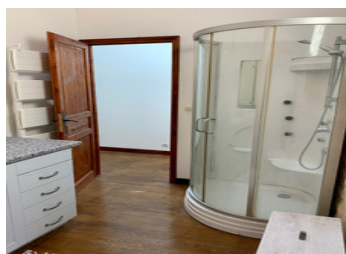


ENERGY - DPE



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

On the ground floor:- living room and diner (38.0m²) with front and rear double patio doors and a wood pellet burner, fully fitted and equipped kitchen (38.5m²) with patio doors, and a second reception room (36.8m²) with double patio doors.

On the first floor, accessed by two separate staircases: - bedroom 1 (18.2m²), bedroom 2 (16.5m²), bedroom 3 (9.7m²), bedroom 4 (15.5m²), bedroom 5 (13.5m²), shower room (6.5m²) with double basin, and an additional room (3.5m²) with plumbing for conversion to a second shower room.

Outside:- .

Adjoining cement floor stock room (7.7m²).

A long gravel driveway and panoramic garden with mature trees and shrubs. Views of vineyards and rolling fields.

Individual drainage by septic tank which is up to required standards, thus fully conforming.

Furniture by negotiation.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 1127 EUR

Taxe habitation: 1093 EUR

NOTES