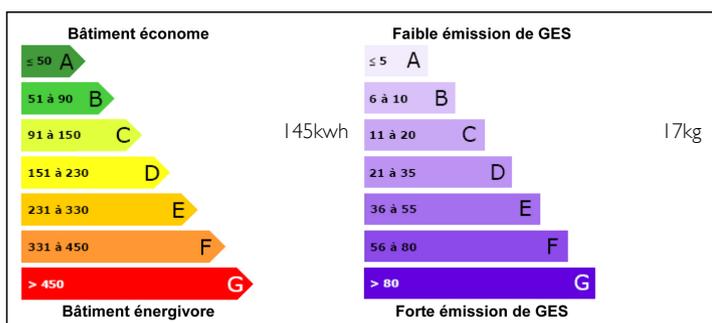


SOLD Charentaise house with 5 bedrooms, two kitchens, living room, dining room, above ground pool and garden



ENERGY - DPE



INFORMATION

| | |
|-------------|-------------------|
| Town: | Chatenet |
| Department: | Charente-Maritime |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 208 m2 |
| Plot Size: | 3887 m2 |

IN BRIEF

This house has been renovated to an exceptional standard keeping many of its original features and has been cleverly designed giving several options. That of a large 5 bedroomed family home, or a two bedroomed owner's accommodation and 3 bedroomed gite (each with their own separate entrance), or even B&B possibilities. The property lies at the end of a small lane used only by walkers and the occasional horse or tractor. The environment is incredibly peaceful and tranquil both inside and out, surrounded by fields but less than ten minutes from shops and amenities. Close to the charming market town of Montendre with its weekly night markets in summer, its golf and a train station with daily trains to Bordeaux centre. In Chevanceaux, ten minutes away, there are two boulangeries, chemist, bar restaurant and other commerces. Easy reach of the N10 for access to Bordeaux and its international airport...

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

At the end of the small lane lined with greenery, the house is located in a large lawned garden surrounded by trees.

You enter the hall opposite the staircase, to the left there is a door leading to the workshop which has double doors leading to the garden, to the right in the hall, the large exceptionally equipped kitchen and the dining/living room with wood burner.

Upstairs, three bedrooms, one is en-suite and there is a family bathroom.

From the kitchen downstairs, a door (which can be locked) leads into the second part of the house. A corridor leads to a first bedroom, on the ground floor which overlooks the garden, with its own shower room. Then a separate toilet, the fitted kitchen, the private entrance to the accommodation and a living room with wood stove complete the ground floor. A very beautiful wooden staircase leads to the office on the mezzanine and the large master bedroom with its en-suite bathroom.

The new roof was placed 17 years ago and the electricity and plumbing were completely redone. The house is perfectly insulated and all the windows are in oak, with double glazing, and also protected by shutters.

Hot water in summer is produced by a solar panel and one of the two wood burners is connected to the oil heating system.

The swimming pool which is above ground measures 10m x 5m and is equipped with a filter system. There is also a shed outside to store tools and...

LOCAL TAXES

Taxe foncière: 547 EUR

NOTES