

Beautiful house in a village with commerces. Ideal family home/multi-generational living/Chambre d'hôte



INFORMATION

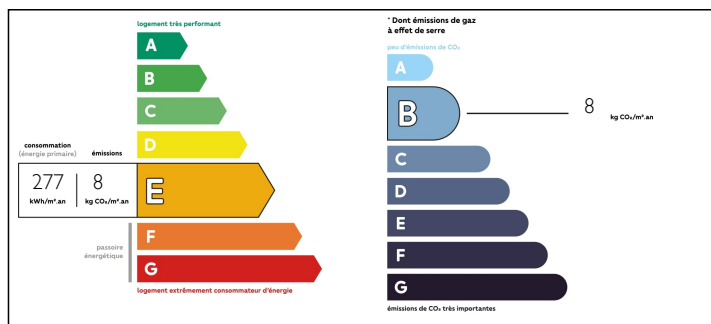
Town:	Sonnac
Department:	Charente-Maritime
Bed:	6
Bath:	6
Floor:	340 m2
Plot Size:	640 m2



IN BRIEF

A tastefully restored property able to be used as one large property or split for separate living. Manageable garden and barn to the rear. Local commerces in walking distance. Pretty village in the Charente Maritime. Ideal if you have a large family, or need separate areas for different family members. Lots of potential. Possible to create a chambre d'hôte business with the layout.

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: **826 EUR**

NOTES

DESCRIPTION

Kitchen diner (27m²) with fitted units and space for a large dining table, through to a sitting room (40m²) with wood floors and a woodburner. The room overlooks the garden and has a homely feel. Stairs lead to the bedrooms on the first floor. 3 Bedrooms (12m², 19m², 18m²) The 18m² bedroom has an ensuite shower room 4.5 m². Bathroom 4.5m². Totalling approx 127 m².

From the sitting room a door leads through to a further sitting room (42m²) with woodturner fire, like the first sitting room it's a homely space looking out to the garden. Next to this is a large kitchen with fitted units (25m²) fireplace not in use. On the first floor is a large bedroom (34m²) with en suite and a further bathroom. This area would lend itself to having the bedroom split into two bedrooms. Totalling approx 114m².

The third part of this property has a doorway and entrance hall with staircase and downstairs shower room. On the ground floor are a beautiful sitting room with two woodturner fires one at each end of the room (40m²) and a fitted kitchen (16m²) which leads out to the kitchen. This part is approx 100m². On the first floor are two bedrooms (11m² and 19m²) the larger with an en suite bathroom of 5.8m².

The garden is private and very pretty, there is a covered area for dining out and sitting areas for enjoying the tranquility. A large barn provides the owner...