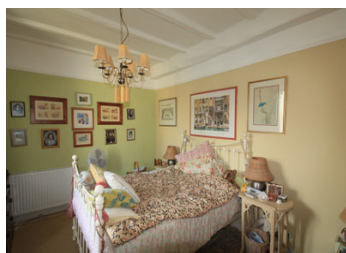


Charming 3-bedroom Charente Maritime house with a gîte, large swimming pool and outbuildings. Private garden

EXCLUSIVE



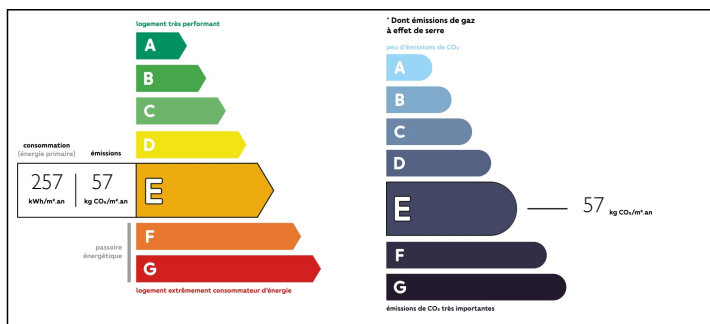
INFORMATION

Town:	Contré
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	253 m2
Plot Size:	1167 m2

IN BRIEF

Situated in a quiet Charentaise village, the house has light and bright living rooms, 2 bedrooms and a bathroom on the ground floor, and a huge master bedroom and bathroom upstairs. It benefits from oil central heating and double glazing. DPE-E. The gîte, which is completely independent, has a large open living space, a good sized bedroom, a bathroom and another room that could be either a 2nd bedroom or a separate living room. Just 5 km from the market town of Aulnay which has all shops, market, restaurants and bars, school and colleges, English-speaking doctor and vet and a lively international community. 65 km from the sandy beaches of the Atlantic, 35 km to Surgères (TGV/Paris access 2hrs) 70 km to La Rochelle Airport, 150 km to the larger airport of Bordeaux

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.



NOTES

DESCRIPTION

MAIN HOUSE

GROUND FLOOR:

ENTRANCE HALL: 7 m²

KITCHEN: 24 m² Fully equipped with oven, fridge freezer, dishwasher. Wood burner

DINING ROOM: 14 m²

LIVING ROOM: 18 m²

BEDROOM ONE: 13 m²

BEDROOM TWO: 19 m²

BATHROOM: 7 m²

UPSTAIRS:

BEDROOM: 64 m²

BATHROOM: 10 m² with Separate shower, free standing bath, WC , Basin and Bidet

GITE: - All on one level

LIVING ROOM/KITCHEN: 25 m²

BEDROOM: 17 m²

BATHROOM: 10 m²

LIVING ROOM/2nd BEDROOM: 22 m²

WORKSHOP: 37 m²

OUTBUILDINGS including a pool house, summer kitchen, WC, store rooms

In-ground SWIMMING POOL

Large garden and terrace

TECHNICAL DETAILS:

Double Glazing

Oil Central Heating

DPE – E

Water softener

Good diagnostic report available

Individual septic tank

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