

Charentaise farmhouse in a quiet environment with huge outbuildings. Opportunity to renovate and expand.



## INFORMATION

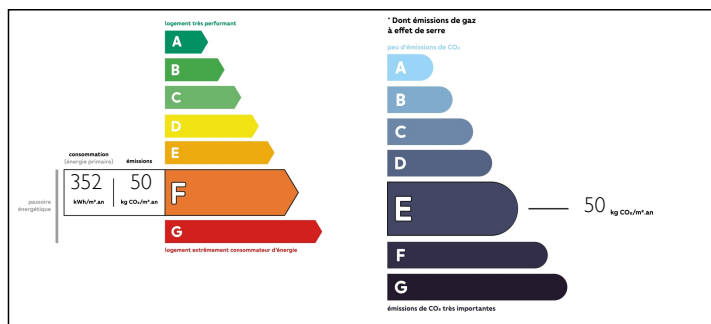
Town:	Tonnay-Boutonne
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	99 m2
Plot Size:	3166 m2

## IN BRIEF

Charentaise farmhouse with living accommodation on the ground floor. It is possible to create more bedrooms on the upper floor, which spans the whole surface of the house. Large garage, large barn and good-sized hangar. Private driveway and parking. Five km to local amenities. Twenty minutes drive to Rochefort and Forty five minutes drive to La Rochelle to access the airport. The house is situated only 19kms from the TGV at Surgères.



## 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

Entrance hall- -11m<sup>2</sup> with tiled floor and stairs leading to loft area. Storage cupboards under the stairs and a door to the garage

Kitchen -14m<sup>2</sup> with window to front, tiled floor and beamed ceiling.

Rear bedroom -14m<sup>2</sup> with window overlooking the side garden. Parquet floor. Beamed ceiling.

Lounge / dining room -30m<sup>2</sup> with wood insert. Tiled floor with beamed ceiling.

Bedroom 2 -24m<sup>2</sup> with parquet floor, window overlooking the garden and beamed ceiling.

Large garage - 103m<sup>2</sup> with concrete floor, stone walls and beamed roof. The shower room and WC are situated here.

Large hangar -147m<sup>2</sup>

Large barns -245m<sup>2</sup> with concrete floors and a mezzanine for storage.

Small laundry room to front, with a pump to use well water

Well

Enclosed front garden

Land beyond front garden and driveway

## NOTES

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