

Renovated single storey house with 3 bedrooms, near the coast.

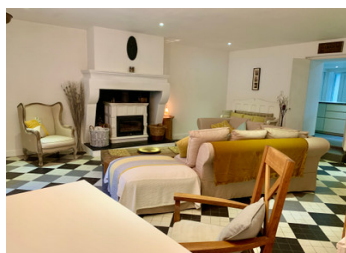


INFORMATION

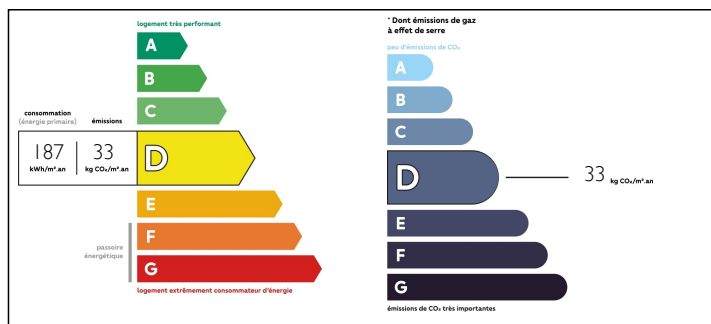
Town:	Épargnes
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	168.25 m2
Plot Size:	993 m2

IN BRIEF

This impressive semi-detached house has been tastefully renovated and modernised by the current owners. It offers 3 bedrooms and 2 shower rooms with all accommodation on the ground floor. Centrally heated, it has double glazing and a modern individual drainage system. There is a beautiful conservatory/garden room with remote controlled roof and blinds and modern tiled floor, leading seamlessly to an exterior tiled and roofed terrace. The landscaped garden is both attractive and easy to maintain and includes an above ground pool. There are 3 covered outdoor terraces and a practical summer kitchen with pizza oven, to enjoy the warm and temperate climate of this coastal region of the Charente Maritime in south-west France. Situated only 15km from the Atlantic coast, in a quiet hamlet with riding trails and walks through vineyards and woodland, This rare and stunning property would make a wonderful retirement/holiday home, or a practical and modern family...



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: 717 EUR

NOTES

DESCRIPTION

Main house :

GROUND FLOOR :

Summer kitchen ; 10.88m² with pizza oven.

Utility room ; 18.9m²

Kitchen ; 18.9m² with modern fitted units, central island and high-quality appliances.

Hallway ; 8.7m² leading to the three bedrooms.

Bedroom 1 ; 29.40m² with en-suite shower room and WC 4.56m².

Bedroom 2 ; 13.65m²

Bedroom 3 ; 10.8m²

Shower room ; 4.0m²

WC ; 1.84m²

Living room ; 31.62m² with wood-burner.

Garden room ; 15.0m² with remote control blinds and roof, and patio doors opening to exterior terrace and landscaped garden.

Loft space fully insulated with sufficient head height for two additional rooms.

OUTBUILDINGS;

Garage; 33.12m² stone built and can be accessed via the front country lane or through bedroom 3.

Barn; 24.36m² stone built.

Roofed verandah; 15.0m² with modern tiled floor.

Exterior ;

Gated entrance to property leading into gravel driveway and sculpted front garden with shaded terrace.

Two south-facing gardens, one with sculpted flower beds and sheltered patio, and another with terracing, mature shrubs and trees and a plunge pool.

Measurements are approximate.

Viewing strictly by appointment only.

Early viewing highly recommended.

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