

Beautiful 19th century 6 bedroom house. B&B ready to go. Mature 7000m garden + terrace. Gite, garage + barns



INFORMATION

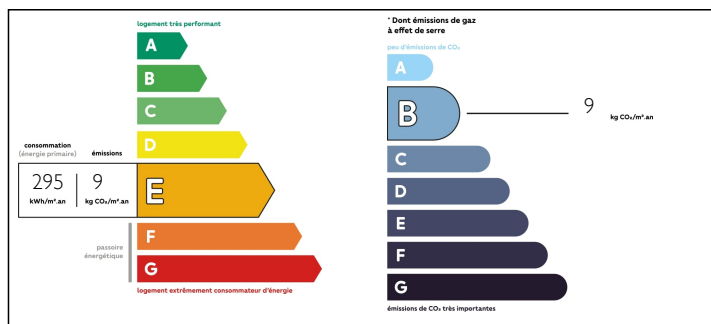
Town:	Pouillac
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	377 m2
Plot Size:	7047 m2

IN BRIEF

Located in a small hamlet in the south of Charente Maritime, this large bourgeois house offers you a peaceful and pleasant living environment. Original elements such as stone walls, wooden floors, large fireplaces and exposed beams have been preserved to maintain the charm and the history of this beautiful property. On 2 levels, you will discover on the ground floor an entrance hall, kitchen, utility room, bathroom/laundry room, living room, dining room, games room, plus 2 bedrooms with own shower rooms. Upstairs, 4 bedrooms, two of which have their own shower room and 2 others to finish renovating. Adjacent garage. The outbuildings are all independent: a large barn, a carport for at least 2 cars, a small house / workbench with mezzanine. Outside, a beautiful terrace is positioned in front of the house with a view of the garden and its century-old chestnut trees. 5 minutes from Montlieu-la-Garde and Chevanceaux with quick access to the...



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: 2040 EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND HOUSE PLAN UPON REQUEST

GROUND FLOOR

- I Entrance hall - 10m² with original wooden floor
- I Office – 6m²
- I Clearance - 3m²

On the right :

- I Kitchen with a central island and a beautiful fireplace with a wood stove – 26m²
- I Back Kitchen – 9m² with direct access to the garage 72m²
- I Laundry room / Bathroom – 8m² with bath, sink and WC
- Bedroom 1 - 31m² with 3m² bathroom consisting of a shower, sink and toilet
- Bedroom 2 – 31m² with bathroom of 4m² consisting of a shower, sink and toilet
- I Second entrance hall – 15m²

On the left :

- I Living room - 36m² with a beautiful fireplace with wood insert.
- I Dining room – 23m²
- I Games room – 23m² with access to the terrace

UPSTAIRS

- Bedroom 3 – 30m² with bathroom of 4m² shower, sink and toilet
- Bedroom 4 – 31m² with 4m² bathroom with shower, sink and toilet
- I Landing – 17m² with access to the second entrance hall
- Bedroom 5 – 14m² with a dressing room of 14m² and a bathroom to finish renovating of 4m² (shower and toilet already existing)
- I Second Landing – 9m² with access to the entrance hall
- Bedroom 6 – 22m² with its 5m² bathroom to finish renovating

OUTBUILDINGS