LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A09693 Price: 91 000 EUR

agency fees to be paid by the seller

Perfect lock up and leave 2 bedroom house with the addition of a studio gite.















INFORMATION

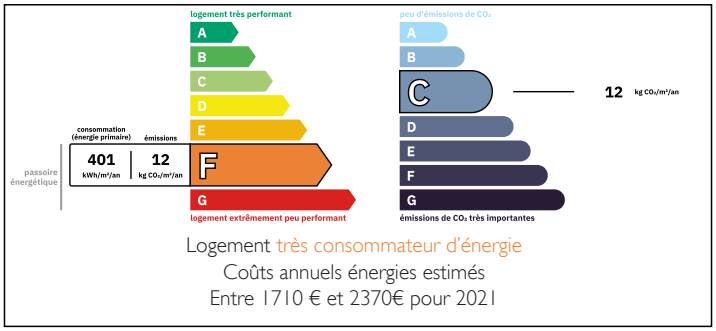
Town:	Coivert
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	401 m2

IN BRIEF

This charming 2-bedroom house is ideal as a lock-up-and-leave property, offering a low-maintenance lifestyle without sacrificing comfort. In addition to the main house, the property includes a delightful studio gîte, perfect for hosting guests or generating rental income. Whether you're seeking a holiday retreat or a cozy home base in France, this property provides the convenience and flexibility to suit your needs.

Set in a hamlet a short distance from the thriving future spa town of St Jean d'Angely this is a great holiday property offering peace and quiet with very low maintenance grounds.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1710 € et 2370€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**784 EUR**

NOTES

DESCRIPTION

The main house is south-facing, so is flooded with light.

Ground floor
Entry in the large open plan kitchen dining room (28m2)
to the rear is a pantry and a shower room (5m2)
Salon with wood-burning stove (13.5m2)
Bedroom with doors out onto the garden (21m2)

First floor:
Large bedroom (24.3m2) with en-suite shower room

Exterior.
The garden is low maintenance and provides an off-road parking area. There is a large garage / workshop (38m2) which at one point was the village forge.

To the rear of the property is a separate gîte, perfect for hosting guests or generating rental income.

The ground floor of the gîte features a cozy salon (24m²), with dining area and a wood-burning stove, creating a warm and inviting space. A well-equipped kitchen (11m²) opens onto a lovely terrace, ideal for al fresco dining.

Upstairs, the first floor boasts a comfortable bedroom (13m²) with an ensuite wc & shower room (11m²). From the bedroom, there's access to a roof terrace, perfect for catching the sunrise or enjoying a morning coffee while watching the local wildlife.

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