LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16099 Price: 249 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (235 000 EUR without fees)

Lovely character house with self-contained apartment on a 1.1h land close to Mirambeau, Charente Maritime







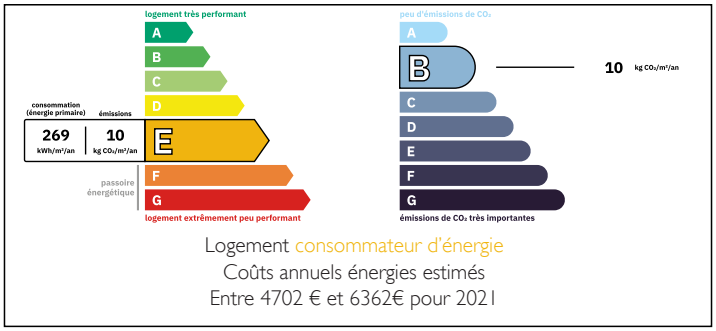








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4702 € et 6362€ pour 2021

INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	11470 m2

IN BRIEF

This charming stone house, formerly a horse barn, has been a much-loved family holiday home for the past 20 years.

Set within a small and peaceful hamlet in Charente Maritime, the property enjoys privacy, generous south-facing gardens and a relaxed countryside atmosphere.

Perfect as a spacious family home or a charming holiday property in the French.

The ground floor opens onto a spacious entrance hall with an beautiful staircase leading to the first floor, this level includes a kitchen, a dining room opened onto a bright living room with French doors opening onto the terrace, gardens and swimming pool.
The current owners have also created a ground-floor bedroom with an adapted shower

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16099 Price: 249 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (235 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2515 EUR**
Taxe habitation:	**1380 EUR**

NOTES

DESCRIPTION

This charming stone house, formerly a horse barn, has been a much-loved family holiday home for the past 20 years.

Set within a small and peaceful hamlet in Charente Maritime, the property enjoys privacy, generous south-facing gardens and a relaxed countryside atmosphere.

Perfect as a spacious family home or a charming holiday property in the French.

The ground floor opens onto a spacious entrance hall with an beautiful staircase leading to the first floor, this level includes a kitchen, a dining room opened onto a bright living room with French doors opening onto the terrace, gardens and swimming pool.
The current owners have also created a ground-floor bedroom with an adapted shower room, suitable for reduced mobility access.

On the first floor the property offers 3 additional bedrooms, one with en-suite bathroom, and a separate shower room.
A self-contained two-bedroom apartment with open-plan living/dining area and kitchenette provides excellent additional accommodation for guests or extended family.

The large south-facing gardens create a wonderful setting for outdoor living, with a spacious terrace, swimming pool (liner to be changed) and plenty of space to relax and entertain.
The property also benefits from a separate driveway, a garage, a carport and private outdoor spaces.

Additional photos and floor plans are available on request

Ground Floor
- Entrance hall (8.64m2)
- Living room with woodburner and patio doors to