LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A28608MIR17 Price: 199 750 EUR

agency fees included: 8 % TTC to be paid by the buyer (184 954 EUR without fees)

Two-House Property with Swimming Pool & Gîte Potential near Saint-Savinien (Charente-Maritime)

EXCLUSIVE















INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	8
Bath:	3
Floor:	220 m2
Plot Size:	775 m2

IN BRIEF

Full of character and traditional charm, this attractive Charentaise house comes with a second house, an outbuilding, a manageable garden, and a swimming pool.

Offering excellent potential to develop a gîte or bed & breakfast business while living comfortably on site, the property is ideally located near the pretty towns of St Savinien and Les Nouillers.

Within easy reach of St Jean d'Angély, Saintes, and Rochefort, it also benefits from excellent transport links: La Rochelle airport is just 50 minutes away, and Bordeaux airport can be reached in 1 hour 30 minutes.

A wonderful opportunity to combine lifestyle and business in the heart of the Charente-Maritime.

ENERGY - DPE

DPE not required.

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:	**2228 EUR**
Taxe habitation:	**2090 EUR**

NOTES

DESCRIPTION

On the ground floor-
Kitchen- 17m2 with a Charentaise fireplace, tiled floor.
Lounge- 36m2 with a Charentaise fireplace, tiled floor and beamed ceilings with a double aspect windows with view over the garden and pool.
Bedroom - 11m2 with stone walls and beamed ceiling.
Shower room- 4m2 with a shower cubicle, toilet and wash hand basin.
Under the stairs storage area.

On the first floor:-
Shower room- 6m2 with shower cubicle, toilet and wash hand basin.
Bedroom 2- 13m2 with beamed ceiling and exposed stone walls.
Bedroom 3- 14m2 with Charentaise fireplace and beamed ceiling.
Bedroom 4- 17m2 with exposed stone walls and beamed ceiling with views over the fields.
Bedroom 5- 11m2 with exposed stone walls.

Second house-This second dwelling could easily serve as a gîte, guest accommodation, or even an independent space for family and friends.

On the ground floor
Kitchen-16m2 with exposed stone walls and tiled floor.
Salon 1- 25m2 with exposed stone walls and tiled floor.
Salon 2- 16m2 with exposed stone walls and tiled floor.

On the first floor:-
Shower room - 5m2 with shower cubicle, toilet and wash hand basin.
Bedroom 1- 11m2 with exposed stone walls.
Bedroom 2- 11m2 with exposed stone walls
Office - 7m2 with exposed stone walls and a beamed ceiling.