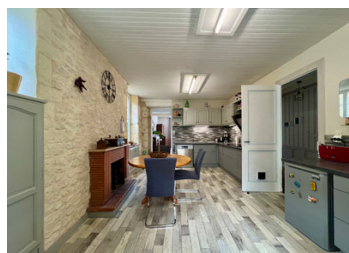


Impressive 6 bedroom town house in the centre of Mirambeau. Currently a successful bnb/ chambre d'hote.



INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	295 m2
Plot Size:	120 m2



IN BRIEF

This well presented town house over 3 floors in the centre of the town of Mirambeau in Charente Maritime. Near the Gironde estuary & 40 mins from the beaches of the Atlantic coast. Bordeaux & La Rochelle 1 hour by car.

Bright & spacious rooms, some with en-suite shower rooms.

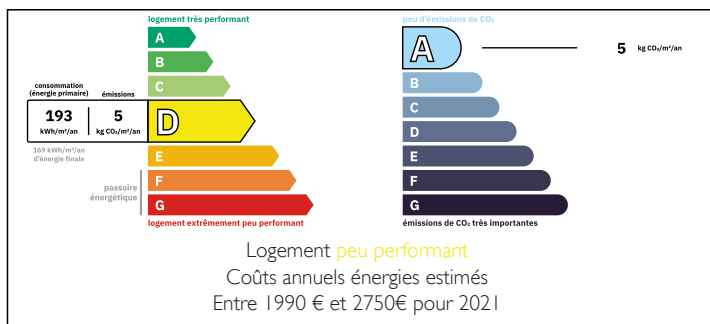
Modern central heating system via a pellet boiler and automatic silo.

Bourgeois rooms, spacious and bright with high ceilings, some well-restored Charentaise stone walls. Successful revenue-generating guesthouse business. Possibility of including all the equipment & furniture necessary for the continued operation of the guest house.

The 2nd floor incl. an attic space with potential for a studio. The kitchen is modern and fully equipped. Electric shutters & electric ceiling fans in certain rooms. Restored exterior wooden shutters.

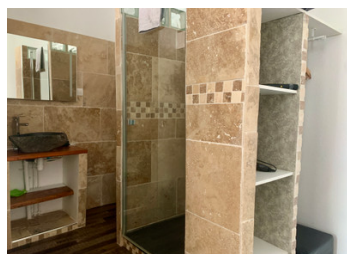
PVC double glazing throughout. Free source of

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.



DESCRIPTION

BASEMENT:-

CELLARS x 4:

GROUND FLOOR:

ENTRANCE: 17.2m²

BEDROOM: 11.5m²

SHOWERROOM: 5.9m² with WC

DINING ROOM: 23.5m² with fireplace

HALLWAY: 11.3m²

LIVING ROOM: 22.5m² with fireplace

KITCHEN: 18.5m² fitted and equipped, with fireplace

REAR KITCHEN/UTILITY ROOM: 11.5m²

WC: 2.1m²

INTERMEDIATE LEVEL:

SHOWERROOM: 4.7m² with WC

FIRST FLOOR:

PASSAGEWAY: 0.6m²

LANDING: 6.0m²

BATHROOM: 8.7m²

DRESSING ROOM: 8.5m²

PASSAGEWAY: 0.7m²

HALLWAY: 4.7m²

BEDROOM: 22.7m² with fireplace

BEDROOM: 20.7m² with fireplace

BEDROOM: 17.7m² with sink, WC and fireplace

LAUNDRY ROOM: 9.9m²

SECOND FLOOR:-

LANDING: 6.3m²

BEDROOM: 13.9m² with shower room and WC 5.4m²

BEDROOM: 15.3m² with shower room and WC 6.2m²

LANDING: 0.3m²

ATTIC ROOM: with a 4.0m high ceiling, with modern sauna and three additional rooms: 36.45m², 9.18m², 6.54m² and WC 2.70m², with the potential to renovate into a studio

OUTSIDE: fenced courtyard garden of 120m², and

LOCAL TAXES

Taxe foncière: **533 EUR**

NOTES