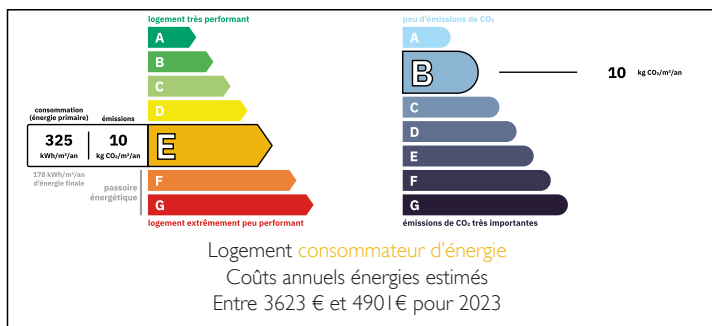


Beautifully renovated 5 bedroom stone house preserving original features while offering modern comforts.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Georges-des-Agoûts
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	165 m ²
Plot Size:	820 m ²

IN BRIEF

This stunning architect designed charentaise house has been extensively and tastefully renovated by professionals commissioned by the present owners.

The open plan design of the ground floor gives a real feeling of space whilst retaining the original charm and character of the house. The bedrooms, accessed via a grand central staircase are all light and spacious and comfortably accommodate double beds. The 3 bathrooms are finished to a high standard with the perfect blend of modern to match the character of the house. Bedroom 4 and 5 have a separate entrance to the exterior and could be used as a self contained apartment/gite.

Outside, there is a south facing gravelled terrace for outdoor dining leading to a large lawned area and a small stream running across the bottom of the garden.

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

Ground Floor

- Lounge-Kitchen-Dining room - 78m2
- WC
- Utility room
- Cellar - 16m2

First Floor

- Bedroom 1 (14m2) with en-suite shower room(2.4m2)
- Bedroom 2 10m2
- Bedroom 3 12m2
- Bedroom 4 (13.2m2) with en-suite shower room (6.2m2)
- Bedroom 5 (23.5m2)
- Family shower room (3.4m2)

*Heating via double-sided woodburner and electric radiators

*Micro-station sewerage system

*Water softener

*Local amenities are a 7-minute drive away, and seaside resorts, estuary towns and beaches in Gironde are 30 minutes away.

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

LOCAL TAXES

Taxe foncière: **970 EUR**

NOTES