LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A32750MIR17 Price: 525 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR without fees)

Beautiful South-Facing Charentaise house offering Charm – Lifestyle and Business Combined







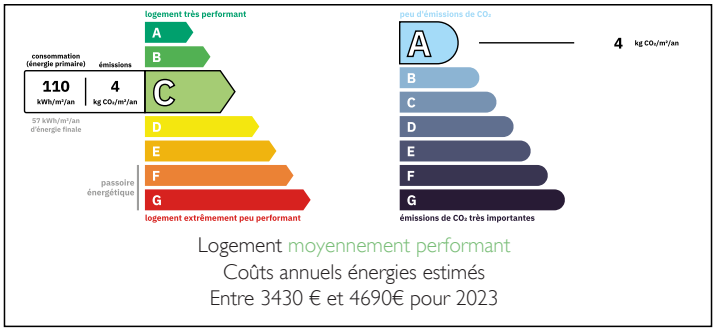








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3430 € et 4690€ pour 2023

INFORMATION

Town:	Pérignac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	333 m2
Plot Size:	8300 m2

IN BRIEF

This delightful south-facing Charentaise house is immaculately presented throughout, making it ideal as a spacious family home or for anyone wishing to run a bed and breakfast.

Tucked away on a quiet no-through road in a peaceful hamlet, the property offers calm and privacy, yet is only 1.8 km from a village with a bakery and restaurant.

The house features 5 bedrooms, a brand-new fitted kitchen, a large light-filled living room, a dining room, 2 bathrooms, and 2 en suite shower rooms. Outside, it boasts a huge barn, garage, car port, extensive gardens, and its own private woodland—perfect for outdoor living or further development.

Just a short drive from the historic town of Pons, you'll find supermarkets, restaurants, doctors, schools, and a railway station with links to the TGV at Bordeaux and Angoulême. The nearby A10 motorway also ensures easy access...

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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NOTES

DESCRIPTION

This immaculate house with exposed stone walls and beams is fully double glazed, has central heating via pompe a chaleur and a water softener. It comprises

On the ground floor:-

Entrance hall (13.35m2) with exposed stone walls, tiled floor and stairs to the first floor.

Dining room (34m2) A very light room with dual aspect windows. Parquet floor and high ceilings.

Kitchen (32m2) A large and airy room with a brand new fitted kitchen. With integrated induction hob, steam oven, oven, dishwasher, full size fridge and full size freezer. Island to provide more work surface.

Lounge (40m2)A beautiful room with exposed stone walls and beams with a fitted wood burning stove. Double height ceiling with exposed beams. Parquet floor.

Office (25m2) with its own private entrance. Beamed ceiling and parquet floor.

Stairs lead up to a mezzanine (25m2) overlooking the lounge.

Rear hallway (3.4m2)

Bedroom 1- (18m2) again this room has its own private entrance.,tiled floor and beamed ceiling.

From this room you can access the cellar (33m2) with a concrete floor where this is a well with a pump, storage and VMC.

Shower room- (6.4m2) with WC, wash hand basin and walk in shower.

Utility room (16m2) with tiled floor, sink and storage space.

Boiler room (15m2) with technic for pompe a chaleur heating system, water softener, storage and door leading to the garden.

Upstairs:-

Landing (9 m2) with wooden floor.

Master bedroom (32m2) with fitted wardrobes, exposed beams and original floor boards. Velux windows to allow more light.Lots of storage space with an ensuite shower room(9.5m2) with a...