

Charming renovated stone house with gîte, outbuildings & garden in peaceful French countryside.

## EXCLUSIVE



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Dampierre-sur-Boutonne |
| Department: | Charente-Maritime      |
| Bed:        | 6                      |
| Bath:       | 3                      |
| Floor:      | 189 m2                 |
| Plot Size:  | 1585 m2                |

## IN BRIEF

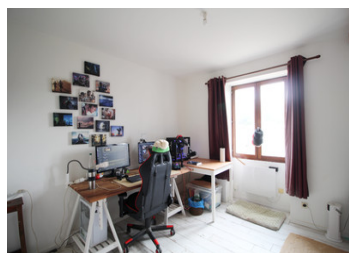
Beautifully renovated 4-bedroom stone house with 2-bedroom gîte, stone outbuildings, and private garden near Dampierre-sur-Boutonne.

This move-in ready property combines authentic French charm with modern comfort: double glazing, new reversible heat pump (2023), and a septic tank (2024).

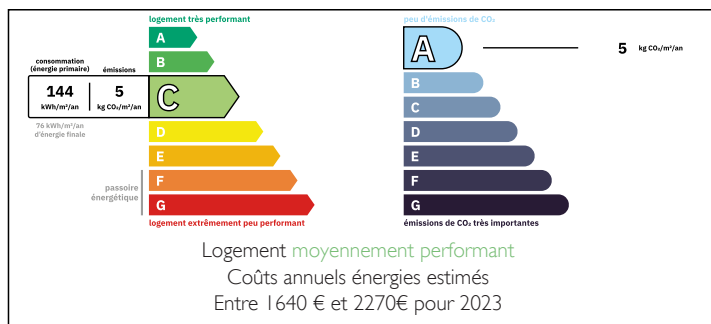
The bright open-plan living area, stylish bedrooms, and quality finishes make it ideal as a family home or holiday retreat.

The separate gîte with private access is perfect for guests or holiday rentals.

Outdoor spaces include a walled garden, fruit trees, a stone bakehouse with bread oven, a large hangar for storage or parking, and a covered terrace ideal for alfresco dining.



## 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

### Main House

#### Ground Floor:

A bright and spacious open-plan living area (57.6 m<sup>2</sup>) integrates kitchen, dining, and lounge spaces. Large windows bring in natural light, while a modern reversible heat pump ensures efficient year-round comfort. A shower room with WC (2.5 m<sup>2</sup>) and a utility room (2 m<sup>2</sup>) complete the ground floor.

#### First Floor:

Four comfortable bedrooms:

Bedroom 1 (17 m<sup>2</sup>),

Bedroom 2 (10 m<sup>2</sup>),

Bedroom 3 (9 m<sup>2</sup>),

Bedroom 4 (9 m<sup>2</sup>)

Plus a modern shower room with WC (5 m<sup>2</sup>).

### Gîte (Guest Accommodation)

#### Ground Floor:

Spacious living room (37 m<sup>2</sup>) with travertine flooring, updated windows, and new electrics, ready for kitchen installation.

#### First Floor:

Two bedrooms (11 m<sup>2</sup> and 12 m<sup>2</sup>), brand new shower room (5.8 m<sup>2</sup>) awaiting sink installation, and a separate WC.

Perfect for family, guests, or generating rental income.

### Outbuildings & Garden

- Stone bakehouse (28 m<sup>2</sup>) with bread oven, new roof, and concrete floor; ideal as a workshop, studio, or spa.

- Large hangar (approx. 100 m<sup>2</sup>) suitable for storage, parking, or a campervan.

- Outhouse with covered terrace for alfresco dining.

Private garden with fruit trees, well, and lawn areas surrounded by countryside views.

## LOCAL TAXES

Taxe foncière: **750 EUR**

## NOTES