LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34922PBE17 Price: 158 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (145 000 EUR without fees)

Charming Longère with Large Garden, Outbuildings & Conversion Potential







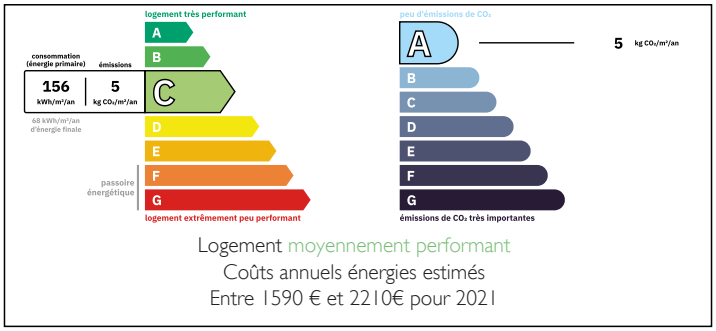








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1590 € et 2210€ pour 2021

INFORMATION

Town:	Saleignes
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	3833 m2

IN BRIEF

Discover this charming detached French longère, set in a peaceful location with a beautiful 3,830 m² parkland garden and orchard. Offering generous living space, the property combines authentic charm with modern comfort thanks to double glazing and an energy-efficient heat pump.

The house features a spacious living room with fireplace, a large kitchen opening onto a west-facing terrace, two to three ground-floor bedrooms and two additional bedrooms upstairs. Two large attic spaces offer excellent potential for further conversion into extra bedrooms, guest accommodation or a home office.

Outside, the property benefits from mature trees, a lovely orchard, ample parking, a large garage and a separate workshop. An ideal family home or countryside retreat with plenty of indoor and outdoor space in the French countryside.

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:	**923 EUR**
Taxe habitation:	**800 EUR**

NOTES

DESCRIPTION

This charming detached French longère is set within approximately 3,830 m² of mature gardens and orchard, the property offers generous living space, beautiful original features and exciting further potential.

Located in a peaceful green village setting, the house combines rustic charm with modern comfort, including double glazed windows and an energy-efficient heat pump.

Ground Floor

- You enter directly into the spacious 40 m² living room, a warm and welcoming space featuring an original open fireplace, exposed character and plenty of natural light.
- The large 26 m² kitchen offers ample room for family dining and entertaining, with patio doors opening onto a west-facing terrace. The perfect spot to enjoy outdoor meals and sunsets overlooking the garden.
- A practical utility room of 14 m² includes a separate shower and toilet.

The hallway leads to:

- Bedroom 1 – 11 m²
- Bedroom 2 – 10 m²
- Office or Bedroom 3 – 12 m² with double doors opening directly onto the garden
- There is also a separate toilet and a family bathroom equipped with shower, sink and jacuzzi bath.

First Floor

- Upstairs, the landing includes an additional separate toilet and leads to:
- Bedroom 4 – 15 m²
- Bedroom 5 – 12 m²
- The first floor also benefits from two large attic spaces of 41 m² and 18 m², offering excellent conversion potential for additional bedrooms, guest accommodation, studio space or a home office.

Outbuildings