

Charming 400-Year-Old Stone House with Pool Near the Atlantic Coast.



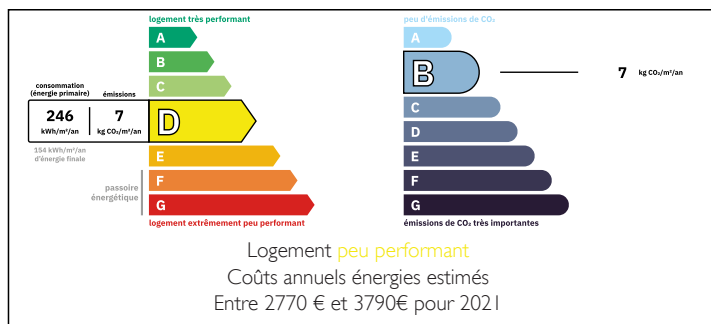
INFORMATION

Town:	Geay
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	2337 m2

IN BRIEF

Hidden in a peaceful village just a short drive from local amenities and the stunning Atlantic coastline, this beautifully converted 400-year-old stone barn effortlessly combines historic character with modern comfort. Offering spacious and flexible accommodation, the property features a charming farmhouse kitchen, a welcoming entrance hall, three ground-floor bedrooms, a family bathroom, a shower room, and a private first-floor suite with its own en-suite bathroom. Set within attractive, mature grounds, the property is designed for relaxed outdoor living. A large 12m x 6m pool, complete with Roman steps and a child-friendly safety ledge, is the centrepiece of the garden. A wisteria-draped terrace provides the perfect shaded retreat for al fresco dining, while an original village bread oven has been cleverly transformed into a BBQ and pizza oven. The paddock with swings, and the gated driveway offers ample parking, a garage,...

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.



LOCAL TAXES

Taxe foncière:	1053 EUR
Taxe habitation:	977 EUR

NOTES

DESCRIPTION

Ideally situated, La Rochelle Airport is just 45 minutes away and Bordeaux Airport approximately 90 minutes, making this a wonderful family home, holiday retreat, or hospitality opportunity.

The house in more detail:-

Kitchen- 37m² with tiled floor, beams, stone walls, wood burner in charentaise fireplace. Two sets of double doors out onto the terrace.

Entrance Hall- 26m² with tiled floor, stone walls, double doors to the parking area.

Shower Room- 4m² with shower, W/C and wash hand basin and electric radiator.

Bedroom 1- 13m² with tiled floor, stone walls, beams and two windows.

Bedroom 2 -10m² with tiled floor, beams and window.

Bedroom 3 - 19m² with tiled floor, fireplace, stone walls, beams, door to garden and private sitting area. En suite bathroom - 7m² with Bath and over bath shower, W/C, wash hand basin.

Living room- 40m² with open fireplace, tiled floor, beams and electric radiator.

Upstairs:-

Bedroom 4 -15m² with parquet floor, storage and beams with en suite bathroom- 7m² with bath and over bath shower, W/C and wash hand basin.

Outside:-

Pool- 12m by 6m with sitting area and fully secure with a fence and locked gate.

Garage - 19m²

Barn - 38m²

Well

Heating-wood burner, open fireplace and electric radiators.

All measurements are approximate.

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