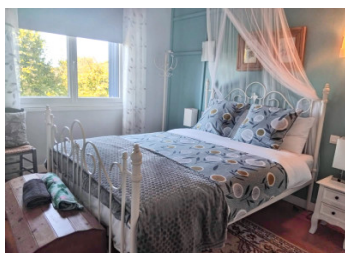
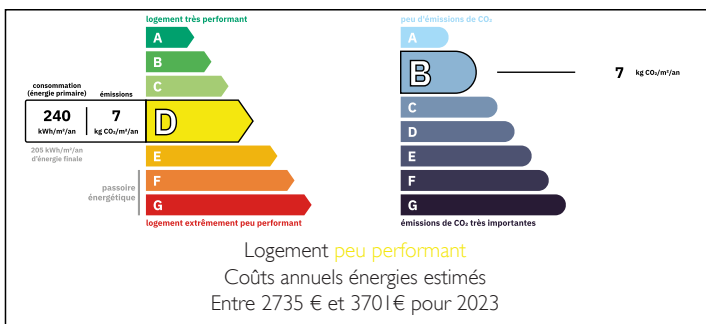


Lovely 4 bedroom detached house with pool, vineyard views and great edge of village location



## ENERGY - DPE



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Dizant-du-Gua  |
| Department: | Charente-Maritime    |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 149 m <sup>2</sup>   |
| Plot Size:  | 10706 m <sup>2</sup> |

## IN BRIEF

Set in 1 hectare of pretty gardens and meadow this lovely property boasts uninterrupted views over the vineyards, an above-ground pool and a character outbuilding in a walled garden that could be converted, subject to the usual permissions.

In the main house there is a spacious fitted kitchen-diner, living room, bedroom, and shower room with WC on the ground floor. Upstairs there are 3 further bedrooms (one with an ensuite to finish), a second shower room, WC and an additional living/ kitchenette area with a terrace that has fabulous views across the garden, pool and vineyards. The first floor has separate access via the terrace so could be let as a B&B or gite to generate income.

Located within walking distance of the village of St. Dizant du Gua which has a shop and restaurant, it is also just...

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

- \* Kitchen - 28m2
- \* Living-room - 19.5m2
- \* Shower room - 5.8m2
- \* WC
- \* Laundry room - 5.52m2
- \* Entrance - 5.6m2
- \* Bedroom - 20m2

### First Floor

- \* Living-room - 21m2
- \* Kitchenette - 14m2
- \* Shower room / WC - 5.8m2
- \* Bedroom 2 - 10.6m2
- \* Bedroom 3 - 10.90m2
- \* Bedroom 4 - 10.4m2
- \* Shower room / WC - 4.4m2

### Outside

- \* Above ground pool with terrace to finish - 8m x 3m
- \* Old house to convert - 120m2
- \* Additional unattached plots of land

\*\*Heating - via pellet burners (on both floors of main house)

\*\*Double glazed throughout

\*\*Drainage - septic tank

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

## LOCAL TAXES

Taxe foncière: **800 EUR**

## NOTES