

Detached stone house with heated pool & gardens . 5 bedrooms 2 bathrooms . Close to St Jean D'Angely & Matha

EXCLUSIVE



INFORMATION

Town:	Aumagne
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	245 m2
Plot Size:	4200 m2

IN BRIEF

Set in a hamlet with 2 chateaux , the house has a privileged position !

The detached house sits in a good size plot with park garden , established trees and a heated pool (10m x 5m) which has a new liner.

A traditional property with original features - fireplaces, exposed stone walls and beams.

South facing , the house is full of light and remains cool in the hot weather due to the stone walls.

Double glazed french doors open from all reception rooms to the gardens and pool area.

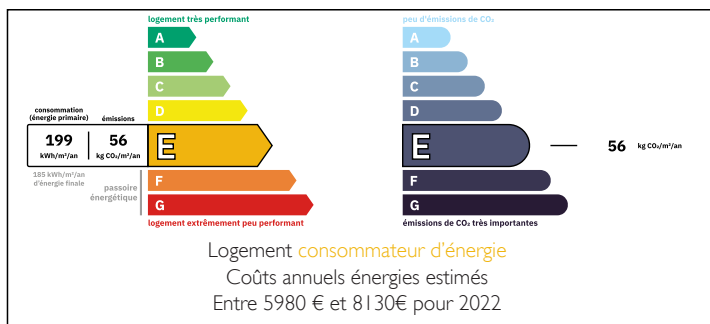
2 large reception rooms , a modern bright kitchen with laundry area plus 2 bedrooms and 2 bathrooms on the groundfloor .

A further 3 large bedrooms on the first floor plus a WC and ability to install a bathroom if required.

Garage and boiler...



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: 1620 EUR

DESCRIPTION

House in more detail :

Ground floor :

Kitchen : 31m² - fully fitted with french doors .

Rear kitchen 13m² including WC , bathroom with
ath and shower .

Salon : 29m² with open fireplace and double french
doors open to gardens .

Bedroom 1 : 17m²

Bedroom 2 : 16m²

Dining room / reception room : 34m²

Bathroom 2 13m² with seperate WC and storage
area .

1st Floor :

Bedroom 1 : 27m²

Bedroom 2: 26m²

Bedroom 3 : 29m²

WC 2 m²

Garage 32m² with boiler area .

Pool room .

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

NOTES