LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41288EMU17 Price: 249 000 EUR

agency fees to be paid by the seller

Bright and Spacious Family House with Garden and Outbuilding







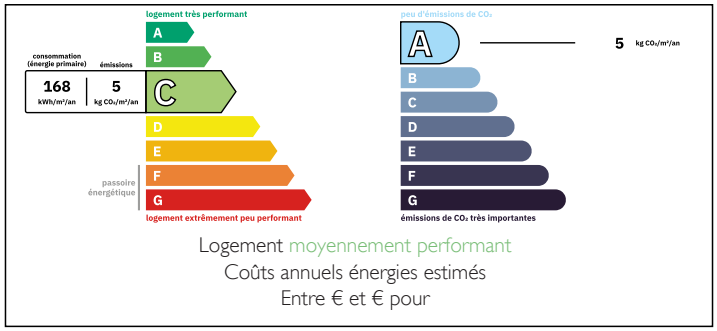








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Bouhet
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	288 m2
Plot Size:	1811 m2

IN BRIEF

Located in the heart of the charming village of Bouhet, this spacious 288 m² home offers generous volumes, authentic character, and excellent potential for future improvements.

On the ground floor, a large entrance hall leads to a bright 57 m² living/dining room, a fitted kitchen, a utility room with direct access to the garage (which can be redesigned to suit your needs), and a separate toilet.

The first floor features five bedrooms, including a beautiful 30 m² master suite with a fully renovated bathroom (bathtub + shower). A renovated 20 m² bedroom and a renovated attic bedroom, a study, a shower room, and two additional bedrooms that could use refreshing complete the layout.

Heating is provided by a pellet boiler combined with electric heaters. The property is in very good overall

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41288EMU17 Price: 249 000 EUR

agency fees to be paid by the seller







DESCRIPTION

Outside, you will enjoy a 30 m² terrace, a garage, three parking spaces, and a detached outbuilding to renovate — ideal for creating a workshop, a guest house, or a professional space.

A 1,416 m² non-adjoining garden, located in a natural zone, completes the property: perfect for a vegetable garden or for installing an above-ground or natural pool.
The house benefits from a south-facing orientation, a nearby school, and a convenient location: 14 km from Surgères (TGV station), 33 km from La Rochelle, 42 km from Niort.

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr