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Ref: A44123DVC17 Price: 179 500 EUR

agency fees included: 0 % TTC to be paid by the buyer (185 000 EUR without fees)

Charming 3-Bedroom Charentaise Home with Independent Gîte, Barns & Private Garden















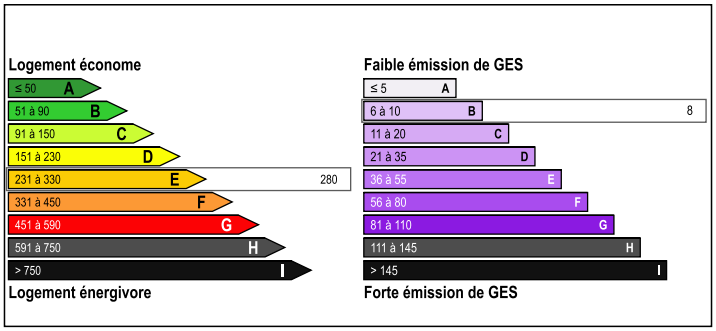
INFORMATION

Town:	Coivert
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	1324 m2

IN BRIEF

Nestled in a tranquil setting and set well back from the road for added privacy, this delightful Charentaise property offers a perfect blend of character, space, and versatility. With a spacious three-bedroom main house, an independent one-bedroom gîte, and substantial outbuildings, it presents an ideal opportunity for family living or a home with income potential.

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.

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NOTES

DESCRIPTION

The Main House

Step through the front door into a welcoming entrance hall, featuring beautiful original flagstone flooring that runs the full depth of the house. At the rear, you'll find a practical laundry room and a newly refurbished utility room (14m²).

To the left, the generous kitchen and dining area (32m²) provides a warm and sociable heart to the home. To the right, a bright and comfortable sitting room (27m²) offers the perfect space to relax.

Upstairs, the first floor hosts two spacious double bedrooms (30m² and 23.5m²), a single bedroom (9m²), and a family bathroom. All rooms benefit from a desirable south-facing aspect, flooding the interiors with natural light throughout the day.

The Gîte

Adjoining the house, yet fully independent, the charming one-bedroom gîte offers excellent rental potential or space for guests. The ground floor features an open-plan living, kitchen, and dining area (21m²), while upstairs comprises a comfortable bedroom and bathroom (20m² total, including a 6m² bathroom).

Outside & Outbuildings

To the rear, a private garden provides a peaceful outdoor retreat, complete with former pigsties that are ideal for garden storage.

At the front of the property, two large barns offer fantastic additional space. One is currently roofless but presents exciting potential for redevelopment, while both provide excellent storage or workshop possibilities.

Recent Improvements

New septic system (2019)
Updated electrics & plumbing (2018)
New roof (2022)