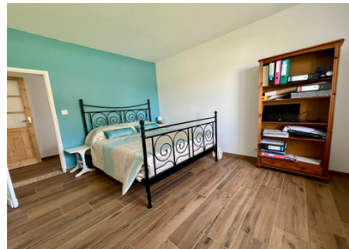


Renovated Farmhouse with Barns and Flexible Living Accommodation – Corme Royal, Charente-Maritime



INFORMATION

Town:	Corme-Royal
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	154 m2
Plot Size:	621 m2



IN BRIEF

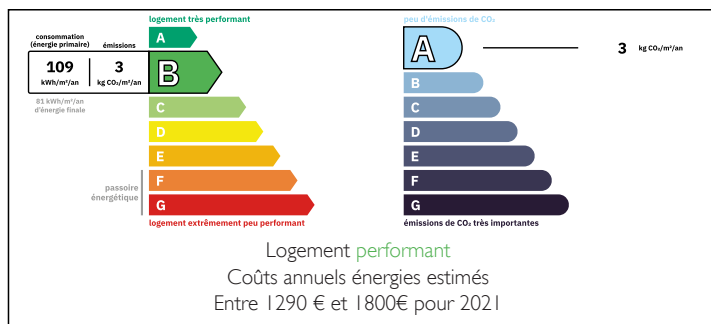
Located in the peaceful countryside of Corme-Royal, this charming renovated farmhouse offers approximately 154m² of comfortable living space, combining character features with modern energy efficiency.

The property comprises four bedrooms, including a principal bedroom with en suite shower room, along with two fitted kitchens providing flexible living options for guests, extended family, or potential separate accommodation.

Recent insulation and heating improvements have resulted in an excellent DPE rating of "B", ensuring economical year-round living.

Attached barns and a large hangar provide extensive storage, workshop space, or potential for hobby farming or animals as there are two stables in the hangar.

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: 1190 EUR

NOTES

DESCRIPTION

The house in more detail:-

Kitchen/living room- 47m² with tiled floor, open plan kitchen with dining area and living room. Charentaise fireplace with a woodburner . Beamed ceiling.

Corridor- 14m² which leads to the downstairs living area.

Bedroom 1- 12m² with tiled floor, large window, with en-suite shower room - 4m² with large shower, wash hand basin and W/C.

Shower room- 3m² with shower, wash hand basin and W/C.

Storage room- 3m².

Kitchen- 16m² with fitted kitchen units, tiled floor, integrated fridge/freezer, oven and microwave/grill.

Bedroom 2 - 14m² with tiled floor and large window.

Inner courtyard- 35m² ideal for breakfast.

First floor

Landing- 7m² with wooden floor

Bedroom 3- 14m² with wooden floor, beams and door with stone steps to access the courtyard.

Bedroom 4- 16m² with wooden floor.

Shower room- 6m² with tiled floor, shower, wash hand basin and W/C.

Outbuildings

Barn- 75m² with concrete floor housing the technical equipment for the air source heat pump.

Mezzanine- 70m² with wooden floor

Hangar- 65m² with concrete floor and 2 stables with equine flooring.

Access to a small garden to the rear of the hangar with tiled terrace.

Parking and garden to the front of the property.

House is fully double glazed and centrally heated.

Drainage is provided by a conforming fosse septique.

All measurements are approximate.

Information about risks to which this property is