LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45561MIR17 Price: 508 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (480 000 EUR without fees)

Beautifully Renovated Charentaise Stone House with Pool and Independent Accommodation















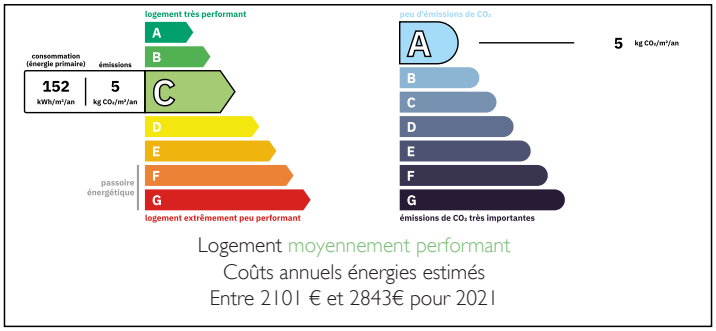
INFORMATION

Town:	Soulignonne
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	262 m2
Plot Size:	677 m2

IN BRIEF

Situated in sunny Charente Maritime, this beautifully renovated Charentaise stone house offers character, space and versatility. Sympathetically restored while retaining its original charm, the property is currently arranged as two adjoining homes, making it ideal for extended family living, guest accommodation or a rental project. In total, it offers five bedrooms and four shower rooms, providing comfortable and flexible living space. Outside, the enclosed garden is perfect for relaxing and entertaining, with a terrace overlooking the swimming pool. The property also benefits from two garages and two caves/cellars, offering excellent storage and workshop space. Combining traditional features with modern comforts, this attractive home enjoys a peaceful village setting while remaining within easy reach of local amenities and the Atlantic coast.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2101 € et 2843€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**983 EUR**

NOTES

DESCRIPTION

The first house in more detail-
Living room- 39m2 with Light and airy ,tiled floor, charentaise stone walls, and pellet stove.
Bedroom 1- 11m2 with parquet floor, large built in wardrobe , large window and electric radiator.
Shower room- 6m2 with parquet floor, shower, double wash hand basin and W/C. Electric towel rail
W/C- 1.4m2 separate with tiled floor, W/C and wash hand basin.
Kitchen- 12m2 with tiled floor, fitted kitchen units, gas hob, electric oven and integrated dishwasher.
Dining room- 17m2 with tiled floor and large window with a door to the garden.
Laundry room - 6m2 with fixings for washing machine and dryer with fitted unit for storage and worktop.
Store cupboard/pantry- 3m2 with shelves.
First floor-
Landing- 3.4m2 with parquet floor, large window
Office/Den- 8.3m2 with parquet floor, window and electric radiator.
Landing- 4m2 with parquet floor
Bedroom 2- 20m2 with parquet floor, large fitted wardrobe, charentaise stone walls, dressing area , window and electric radiator.
Landing- 2m2 with parquet floor and large built in cupboard.
Bedroom 3- 11m2 with parquet floor, large window and electric radiator.
Shower room- 9m2 with large shower,double wash hand basin and W/C.
Corridor- 4m2 with parquet foor.
Interlocking door with adjoinng property.
Second house
Kitchen/dining area - 43m2 with tiled floors, fitted kitchen, breakfast bar, wooden floor and a pellet stove, beamed ceiling.
Living room- 22m2 with parquet floor, charentaise stone walls and a beamed ceiling.
Shower- 1.7m2 shower and wash hand basin
Office- 6m2 with parquet floor and charentaise stone walls.
Sweeping stairs to the first floor