

Charming 6-Bedroom Property comprising of Two Traditional Charentaise Houses, Swimming Pool & Garden.

EXCLUSIVE



INFORMATION

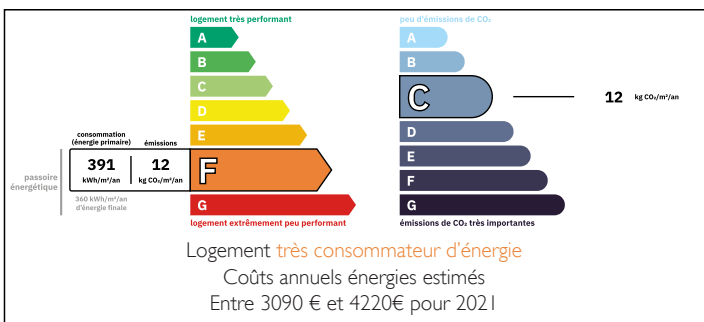
Town:	Crazannes
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	268 m2
Plot Size:	1240 m2



IN BRIEF

Discover this charming property comprising two traditional Charentaise houses with a total of six bedrooms plus an office, a private swimming pool and a garden front and back, offering excellent flexibility for family living, holiday rentals, or a gîte business. Full of character, the properties feature exposed stone walls, wooden beams, and spacious, light-filled rooms that blend authentic French charm with modern comfort. Outside, the enclosed courtyard provides a peaceful retreat with sunny terraces surrounding the pool, ideal for relaxing or entertaining. The versatile layout allows the houses to be used together as one large family home or separately to generate rental income. Situated in the beautiful Charente-Maritime countryside, this unique property is perfect as a permanent residence, holiday home, or investment opportunity, combining charm, space, and lifestyle in one exceptional package.

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: 577 EUR

Taxe habitation: 530 EUR

NOTES

DESCRIPTION

The first house in more detail-

***Ground floor-**

Entrance hall- 3m2 with tiled floor and beamed ceiling.

Living room- 46m2 with tiled floor, beamed ceiling, sliding patio doors to access the courtyard and pool to the rear, kitchenette and wood burner. Spiral staircase to the first floor.

Kitchen- 16m2 with charentaise fireplace, tiled floor, beamed ceiling, original 17th century stone sink and second set of stairs to the first floor. Window overlooking the front garden.

Dining room- 31m2 with bespoke Italian tiled floor, charentaise fireplace and beamed ceiling with window overlooking front garden.

Back Entrance hall- 5m2 with tiled floor, hot water tank and back door to courtyard and pool.

Bathroom- 6m2 with a half bath, wash hand basin and W/C. Pool technique also.

***First Floor-**

Landing- 8m2 with exposed stone walls and beamed ceiling.

Bedroom 1- 14m2 with window and beamed ceiling.

Bathroom- 4m2 with tiled floor, bath with over bath shower, wash hand basin and W/C.

Bedroom 2- 9m2 with window and beamed ceiling.

Office- 7m2 with 2 windows and beamed ceiling.

Landing- 4m2 with wooden floor

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

Corridor- 6m2 with wooden floor and bannister.

Bedroom 3 - 14m2 with wooden floor, window and exposed stone walls.

Bedroom 4- 14m2 with wooden floor, window and exposed stone walls.

Second house

Ground floor-

Open plan living room/kitchen- 35m2 with wooden floor, kitchen with electric hob and oven. and original features.

W/C- 2m2- with hand wash basin and W/C.

Storage cupboard- 1.5m2