LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46631PBE17 Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Beautiful Charentaise Stone House with Gîte, Barn & Garden















INFORMATION

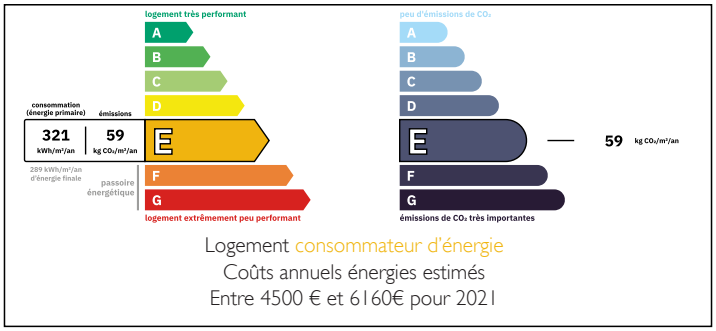
Town:	Les Éduts
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	146 m2
Plot Size:	1144 m2

IN BRIEF

A beautifully presented Charentaise stone property offering a charming main house, independent gîte, stunning stone barn and generous, well-maintained gardens, all within easy reach of a village with local amenities. Ready to move into, this lovely property combines traditional character with comfortable, practical living and excellent potential for a family home, holiday retreat or rental opportunity.

The main house is full of authentic charm and features spacious, well-proportioned rooms.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4500 € et 6160€ 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: **1112 EUR**

NOTES

DESCRIPTION

Main House

The accommodation comprises:

Living room: 34 m² — a welcoming and characterful space
Kitchen: 14.8 m²
Shower room with WC
Bedroom 1: 18 m²
Side kitchen / utility room (buanderie): 17.5 m²
Bedroom 2: 13.5 m², with dressing room
Shower room with WC

Independent Gîte

The property also benefits from a charming independent gîte, ideal for visiting family and friends or providing a potential holiday rental income.

The gîte comprises:

Kitchen / snug
Bedroom
Bathroom with WC

Outside

The exterior is equally appealing, with a beautifully maintained and spacious garden providing plenty of room for outdoor living, entertaining and relaxation.

The property is approached through electric gates and benefits from a superb range of useful outbuildings and ancillary spaces, including:

Magnificent Charentaise stone barn
Spacious garage with an attractive arched entrance
Workshop / atelier
Storage areas
Cave
Summer kitchen
Independent gîte
Enclosed and established garden