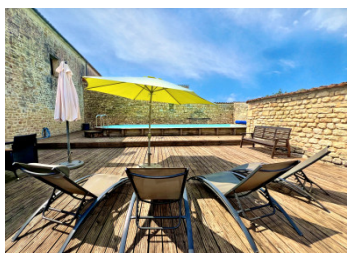


Well presented 4 bedroom stone house with pool and land in a calm hamlet near Saint-Germain-du-Seudre.

EXCLUSIVE



INFORMATION

Town:	Saint-Germain-du-Seudre
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	134 m2
Plot Size:	2329 m2

IN BRIEF

Situated in a hamlet not far from the village of Saint-Germain-du-Seudre, this pretty, 4-bedroom stone property is habitable straight away and sits on grounds of 2329m².

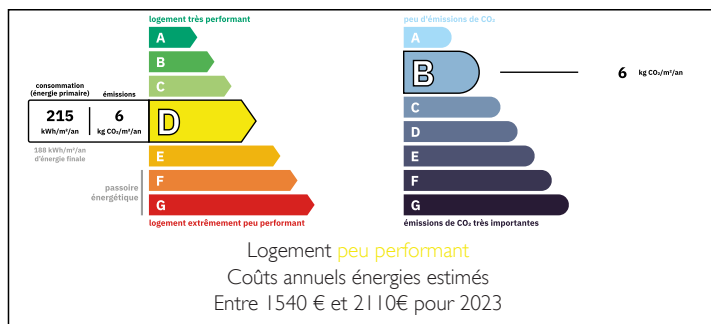
The property, well renovated 20 years ago has always been enjoyed as a holiday home, but could also make a lovely family home also.

On the ground floor the property consists of a bright and welcoming 53m² kitchen / lounge / diner with a wood burning stove, stairs to the first floor and a door leading to the spacious and secluded rear terrace, heated swimming pool and double side access gate.

Upstairs a landing leads to three double bedrooms, two with their own en-suite shower room, and one with a bathroom.

There is a gravelled courtyard at the front of the

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.



NOTES

DESCRIPTION

The property in more detail:

HOUSE:

GROUND FLOOR

Double entry doors into:

Kitchen/dining room/lounge: 53.2m². Kitchen with mostly new appliances and Supra wood burner & original fireplace in the lounge area

Bedroom 1: 12.8m² with fitted cupboards

Ensuite wet room style shower room: 5.2m² with shower, sink, heated towel rail and WC

FIRST FLOOR

Modern wooden staircase up to:

Hallway: 5.7m²

Bedroom 2: 12.0m² with double bed

Ensuite shower room: 3.7m² with shower, sink, heated towel rail, cupboard with electric water heater and WC

Bedroom 3: 14.5m² with double bed

Ensuite shower room: 3.7m² with shower, sink, heated towel rail, double glazed velux and WC

Bedroom 4: 10.1m² with two single beds

Ensuite bathroom: 6.2m² with bath and shower head above bath, sink, heated towel rail, cupboard with electric water heater, double glazed velux and WC

OUTSIDE:

AT THE REAR:

Rear wood decking terrace: 65m² and outdoor dining area, with high stone walls

In ground swimming pool: 9.4m x 3.75m, 1.4m deep. heated via an air source heat pump

Rear double manual gate to side lane and views of the chateau behind.

AT THE FRONT:

Gravel courtyard, garden

Grassed garden and verge leading to a 6m² stone shed - originally 15m² but now in Disrepair - can be rebuilt/renovated into a garage or workshop,.

Additional land parcel beyond shed

TECHNICAL INFORMATION:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr