LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46955FO17 Price: 397 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)

**Beautifully restored Charentaise country residence with extensive outbuildings and countryside views**

EXCLUSIVE















## INFORMATION

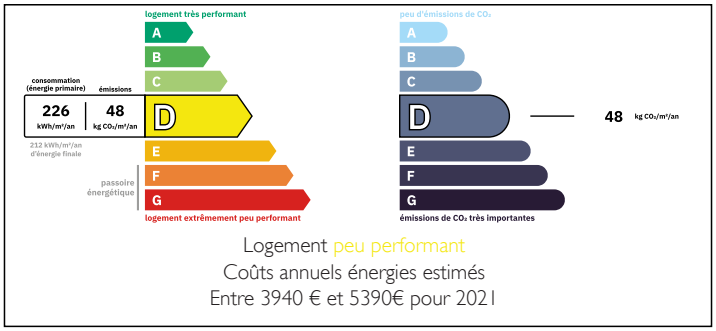
| | |
|---|---|
| Town: | Germignac |
| Department: | Charente-Maritime |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 240 m2 |
| Plot Size: | 1862 m2 |

## IN BRIEF

THE HOUSE THAT KEEPS ON GIVING!

This fabulous southwest-facing property combines space, character and modern comfort. Beautifully maintained and ready to move into, it requires no work whatsoever—simply unpack and start enjoying life in the beautiful Charente-Maritime. Whether you are looking for a much-loved holiday home, as it has been for its current owners over the past 13 years, or a permanent home in France, this delightful Charentaise is ready to welcome you. Peacefully located yet close to amenities, it is just 3 minutes from Germignac, 7 minutes from Archiac and only 15–20 minutes from the historic town of Cognac. The fully insulated attic offers excellent conversion potential, with ample roof volume to create a hall with three additional bedrooms and (a) bathroom(s).

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 3940 € et 5390€ 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:** **1392 EUR**

## NOTES

## DESCRIPTION

MAIN HOUSE
Ground floor:
- Entrance hall
- Kitchen / dining room: 26m². Range cooker on gas bottles. Exposed beams. Wood-burning stove
- Living room: 48m²
- Hall to bedrooms, bathroom and WC
- Bedroom 1: 16m²
- Bedroom 2: 22m²
- Bedroom 3: 11m²
- Utility room: 24m², with 'Brötje Heizung' oil boiler
- Pantry: 10m²
- Bathroom: 11.5m², with shower cubicle, double wash basin, heated towel rail, corner bath
- Office: 8m2

First floor:
- Mezzanine: 20m²
- Attic to be finished at minimal cost and effort. Woodwork in excellent condition. Insulation laid on oak floorboards and preparation for bathroom installation has been done.
- Room 1: 26m²
- Room 2: 36m²
- Room 3: 33m²

All three rooms have large Velux windows and small double-glazed windows to the front elevation.

GARAGE BUILDING
Ground floor:
- Garage: 87m²
- Insulated workshop: 40m²
- WC
- Wine cellar with bar
- Independent artist's studio: 35m²

First floor:
- Billiard room

EXTERIOR
- Entrance gate
- Gravelled courtyard
- Walled garden with mature trees and some fruit