

Spacious traditional 3 bedroom house with a gite, just minutes drive to popular market town of Aulnay.



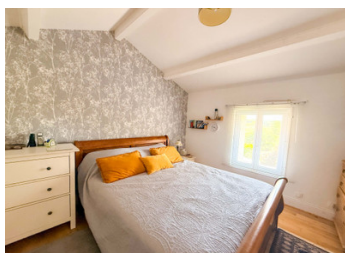
INFORMATION

Town:	Saint-Mandé-sur-Brédoire
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	1000 m2

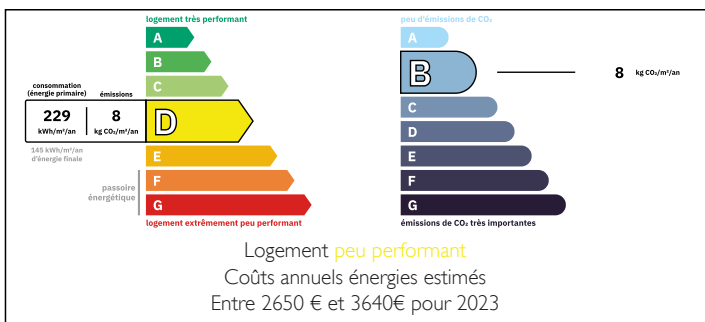
IN BRIEF

This house is a real gem, fully renovated with double glazing throughout. This property would make a lovely family home or holiday retreat. Just minutes' drive to the popular market town of Aulnay with a supermarket, bars and restaurants. Equally well placed for Cognac and Saintes (around 25 mins) and the Atlantic beaches, being an easy drive in under an hour.

You enter the house to a bright and spacious hallway (with WC), leading to the dining area and through to the living room. The kitchen is a haven for cooks, spacious and light, with views over the terrace garden. This leads through to a similar-sized utility/laundry room - making this a great house for entertaining! This area could also be converted to create a ground floor bedroom and shower...

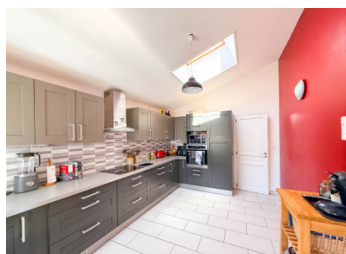


ENERGY - DPE



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: **1486 EUR**

NOTES

DESCRIPTION

There is underfloor heating throughout the ground floor, and a wood burner if needed. The house is fully double-glazed. It has a septic tank. There are electric shutters.

In more detail:

Ground floor

ENTRANCE (6m²)

DINING ROOM (9m²)

LIVING ROOM (30m²) with glazed doors onto garden and wood burner

KITCHEN (16m²)

UTILITY ROOM (13m²)

WC

First floor

BEDROOM 1 with en suite (18m²)

BEDROOM 2 (11m²)

BEDROOM 3 (21m²)

BATHROOM (5m²)

Garage (23m² with mezzanine storage)

Garden

Wood store and sheds

Parking

Gite:

Ground floor

LIVING ROOM with KITCHEN (32m²)

Terrace with views

First floor

BEDROOM (9m²)

DRESSING ROOM / STORAGE

SHOWER ROOM

All measurements approximate

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>