

Peaceful 2 bed Countryside Home with Large Garden, Terraces & Double Garage



INFORMATION

Town:	Bois
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	157 m2
Plot Size:	2920 m2



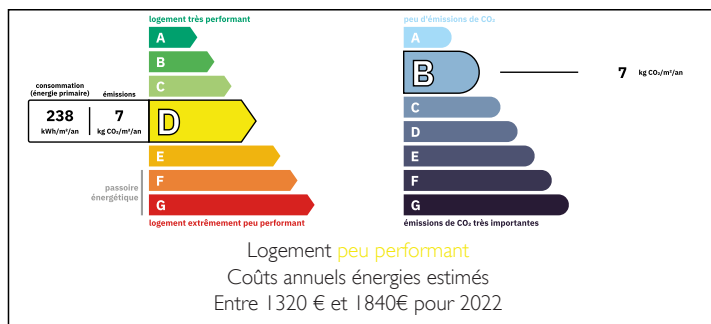
IN BRIEF

Enjoy the tranquillity of the countryside while remaining close to local amenities, with Saint-Genis just 5 minutes away, Pons and Gémovac 10 minutes away, and the Atlantic beaches less than 40 minutes away.

This charming single-storey home offers approximately 157m² of living space and requires no major works. It features a 23m² fitted kitchen, spacious living room, separate dining room, two generous bedrooms of approximately 20m² and 23m², shower room and pantry.

Outside, enjoy a fully enclosed 2,920m² mature garden, spacious terraces and barbecue area, perfect for summer entertaining. A large double garage completes this attractive property.

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: **946 EUR**

NOTES

DESCRIPTION

Offering approximately 157m² of comfortable living space, the house requires no major works and is ready to move into. The accommodation includes a 23m² fitted kitchen, a large living & dining room and two generously sized bedrooms of approximately 20m² and 23m². A shower room and useful pantry complete the interior.

The property benefits from underfloor heating, complemented by a wood-burning insert. There is also the possibility of installing a heat pump, providing an opportunity to further improve the home's heating efficiency.

Outside, the property is set within a fully enclosed 2,920m² plot, planted with mature trees and offering plenty of space and privacy. Several spacious terraces provide wonderful areas for outdoor dining and relaxing, with a barbecue making this an ideal setting for enjoying long summer evenings with family and friends.

A large double garage provides excellent parking, storage and workshop space. There is also an old ruin in the garden that could be rebuilt in line with the usual permissions.

Key features:

- Approx. 157m² single-storey living space
- 2 large bedrooms
- 23m² fitted kitchen
- Potential to install a heat pump
- Fully enclosed 2,920m² mature garden
- Large terraces & barbecue area
- Large double garage
- No major works required
- 5 minutes from Saint-Genis, 10 minutes from Pons & Gémovac
- Less than 40 minutes from the Atlantic coast beaches

Information about risks to which this property is