

Charming 3-bedroom stone house with a large garden, outbuildings and parking, situated near Archingeay.

EXCLUSIVE



INFORMATION

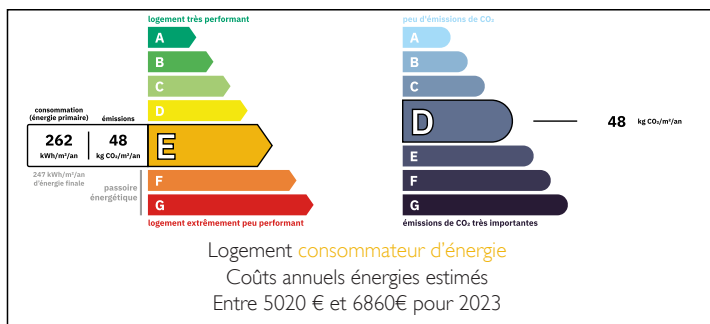
Town:	Archingeay
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	211 m2
Plot Size:	1857 m2

IN BRIEF

Full of character, the property offers a wonderful combination of traditional features, generous living space and a peaceful setting. The accommodation includes two good-sized bedrooms and a particularly spacious third bedroom with a bathroom and dressing area, creating an ideal private suite for guests or family. The house benefits from fuel central heating, a wood burner and an open fireplace, providing a cosy atmosphere throughout the year. A real highlight is the impressive double-height dining/summer room, offering a bright and versatile space for entertaining, family meals or relaxing. Outside, the large garden provides plenty of space for children, gardening or simply enjoying the tranquillity, with useful outbuildings and parking adding to the practicality. With exposed stone walls, character features and generous proportions, this property would make an excellent permanent home or holiday residence.



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.



DESCRIPTION

The house in more detail:

Ground floor

Kitchen – 27m²: Tiled floor, beamed ceiling and Charentaise fireplace with wood burner. Door leading to the rear terrace and garden.

Living room – 28m²: Tiled floor, Charentaise fireplace and door leading to the front garden.

Reception room/Summer room – 52m²: Impressive double-height ceiling, tiled floor and exposed stone walls.

Shower room – 8m²: Level-access shower, WC, bidet and wash hand basin.

Wine cave – 6m²: Tiled floor, central heating boiler and wine racks.

WC – 3m².

First floor:

Wooden staircase leading to a 10m² landing with wooden floor.

Bedroom 1 – 13m²: Wooden floor and beamed ceiling.

Bedroom 2 – 14m²: Wooden floor and beamed ceiling.

Bedroom 3 – 55m²: Exceptionally spacious room with windows to both sides, exposed beams and wooden ceiling with Velux windows. Freestanding bath, WC, wash hand basin and dressing area.

Outside:

Outbuilding 1 – 18m²: Concrete floor, original bread oven and currently used as a workshop.

LOCAL TAXES

Taxe foncière: 1156 EUR

NOTES