LEGGETT
IMMOBILIER INTERNATIONAL

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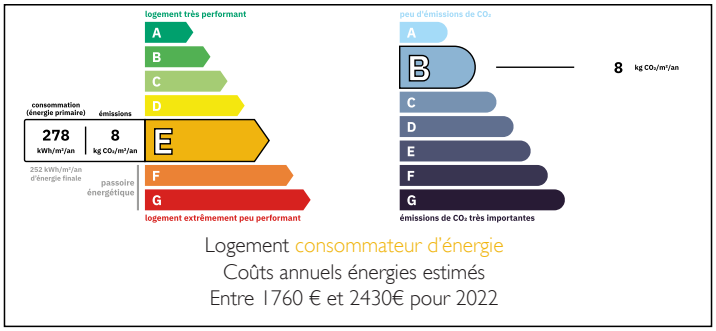
Ref: A47730JHI17 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)

Pretty stone house located 3km to centre Aulnay - 3 bedrooms . Renovation works to finish .

EXCLUSIVE

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1760 € et 2430€ pour 2022

INFORMATION

Town:	Saint-Georges-de-Longuepierre
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	745 m2

IN BRIEF

Charming semi-detached stone house set in a peaceful and friendly hamlet, just 3.5 km from the popular market town of Aulnay. Offering character, generous accommodation and renovation potential, this property is ideal for those seeking a French countryside project.

The ground floor comprises a spacious 26m² kitchen, 24m² living room with insert woodburner, 13m² bedroom and 10m² bathroom. Upstairs are two further bedrooms of 15m² and 25m², with some finishing work required. An attached 32m² garage/workshop provides useful space, while an additional 40m² first-floor room offers potential for a large bedroom, subject to completion of the works.

Renovation has already begun, however you would need to update the septic tank, some plasterboarding and electrical work and kitchen/bathroom updates. Outside, enjoy a

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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NOTES

DESCRIPTION

Charming semi-detached stone house set in a peaceful hamlet, just 3.5 km from the popular market town of Aulnay. Offering generous living space, a south-facing front terrace, larger rear garden and a range of renovation possibilities, this property is ideal for those looking for a character home project in the French countryside.

Set in a small, calm and friendly hamlet, this traditional stone property offers plenty of charm and potential. Renovation work has already been started, although further works will be required to complete the project and bring the house to its full potential.

The ground floor currently offers a spacious 26m² kitchen, a 24m² living room with an insert wood-burning stove, a large 13m² bedroom and a 10m² bathroom. The first floor provides two further bedrooms of approximately 15m² and 25m², with finishing work still required to the plasterboarding in one of the rooms.

Attached to the house is a generous 32m² garage/workshop, providing useful storage and workspace. There is also access to a substantial 40m² room on the first floor, which could be converted into a large additional bedroom or other living accommodation, subject to the necessary works and permissions. This space is already well advanced in its renovation.

Works needed are updating of the septic tank installation, plasterboarding and some electrical work, alongside updates to the kitchen and bathroom. Buyers should anticipate further renovation and finishing work.

Outside, the property benefits from a south-facing terrace garden to the front, perfect for enjoying the sunshine, together with...