LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48470MIR17 Price: 736 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (695 000 EUR without fees)

Characterful Charentaise Home with Two Gîtes, Pool , Garden, Parking and Rental Income near St Savinien.















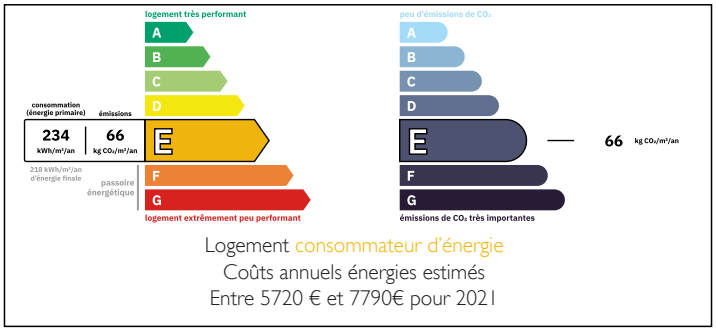
INFORMATION

Town:	Crazannes
Department:	Charente-Maritime
Bed:	9
Bath:	5
Floor:	361 m2
Plot Size:	3160 m2

IN BRIEF

A home with character, space and income potential! This attractive Charentaise property combines a four-bedroom family home with two independent gîtes, a garden and swimming pool, offering a wonderful opportunity to embrace the French lifestyle while generating holiday rental income.Set in a village in a private, not-overlooked position, the property is just a short drive from the popular riverside town of Saint-Savinien, with its shops, restaurants and amenities. The larger gîte offers three bedrooms, a shower room and a bathroom and spacious open-plan living area, while the second has two bedrooms, a shower room and open-plan living space.The garden and swimming pool provide the perfect setting for relaxing and entertaining during the warmer months. Whether you are looking to run a holiday rental business, accommodate extended family or simply enjoy a characterful home with additional income potential,...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5720 € et 7790€ 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:	**2336 EUR**

NOTES

DESCRIPTION

The property in more detail:
Ground floor
Kitchen- 24 m2 with tiled floor, beamed ceiling and fitted kitchen.
Dining room- 24m2 with wooden floor, charentaise fireplace with wood burner, beamed ceiling and door to the terrace.
Separate W/C-1.6m2 with wooden floor, W/C and wash hand basin.
Bedroom 1- 27m2 with wooden floor, beamed ceiling, charentaise fireplace, 2 large windows overlooking the garden.
En-suite Bathroom- 6m2 with tiled floor and walls, walk in shower, bath, wash hand basin, W/C and heated towel rail.
Understairs storage area- 1.33m2 with wooden floor
Living room- 38m2 with trevatine tiled floor, wood burner, beamed ceiling part double height to mezzanine, double doors out to garden.
Cellar- 51m2 with storage, and workshop.
First floor
Mezzanine-21m2 with wooden floor and beamed ceiling.
Bedroom 2- 26mm2 with wooden floor, beamed ceiling, 2 large windows, radiator.
Loft area- 19m2
Shower room- 4m2 with tiled floor, W/C, wash hand basin, radiator and beamed ceiling.
Bedroom 3- 13m2 with wooden floor, window , beamed ceiling and radiator.
Bedroom 4- 11m2 with wooden floor , window and beamed ceiling.
Landing-2m2 with wooden floor.
Gite 1-
Living room/kitchen/dining room- 56m2 open plan living area with wood burner ,wooden floor with double doors out onto the gravelled sitting/ picnic area
First floor-
Landing-3m2 with wooden floor
Bedroom 1- 18m2 with wooden floor, beamed ceiling, 2 windows and electric radiator.
Bedroom 2- 9m2 with wooden floor,beamed ceiling,