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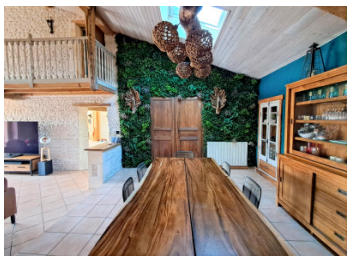
Ref: A48680ADS17 Price: 299 900 EUR

agency fees to be paid by the seller

Characterful Charentaise Home with Swimming Pool, Beautifully Renovated and Further Development Potential















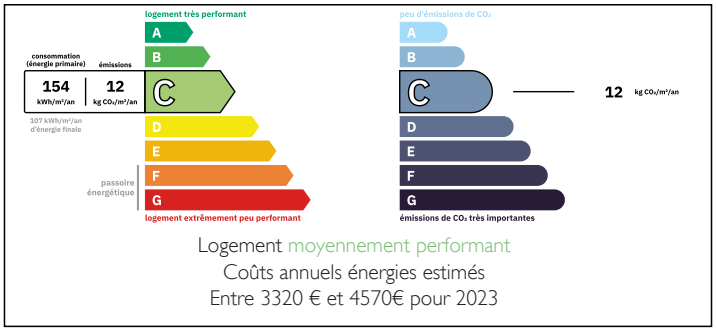
INFORMATION

Town:	Haimps
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	299 m2
Plot Size:	1192 m2

IN BRIEF

Beautifully renovated Charentaise home with swimming pool, generous living spaces and further accommodation potential. Ready to move into, this charming property offers the perfect opportunity for a permanent home or a French holiday retreat, with Atlantic beaches, historic towns and excellent transport connections all within easy reach.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3320 € et 4570€ pour 2023

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: **1919 EUR**

NOTES

DESCRIPTION

Space, comfort and character
Offering approximately 299 m² of accommodation, the property has been thoughtfully arranged to provide generous and versatile living spaces.

The accommodation includes:
- Two comfortable bedrooms, each approximately 12 m².
- An impressive 38 m² principal bedroom suite with bespoke dressing area and washbasin.
- A spacious kitchen of approximately 40 m², complemented by a practical utility room.
- A bright and welcoming living room of over 50 m², with plenty of space for entertaining and relaxing.
- A mezzanine overlooking the living space, adding to the sense of volume and character.
- A library or study of over 20 m², ideal for working from home or creating a quiet reading room.
- A family bathroom and separate shower room.

The layout offers excellent flexibility for families, couples or those looking for a property with plenty of room to welcome visiting friends and relatives.
Further potential – create your own guest accommodation
One of the property's particularly attractive features is the additional substantial space awaiting completion.

This offers an exciting opportunity to create a separate guest suite, independent accommodation for family and friends, or even a self-contained holiday rental, subject to the necessary permissions and arrangements.

Alternatively, it could be incorporated into the existing house to provide additional living accommodation, a games room, studio or leisure space.

Importantly, this is an opportunity to personalise and develop an additional area without taking on the disruption of renovating the main house, which is already finished and ready to enjoy.