

Stone property full of character in a partly walled garden, with an independent guest house.



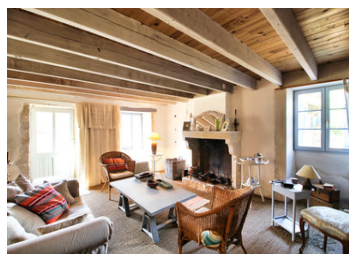
## INFORMATION

Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	162 m2
Plot Size:	650 m2

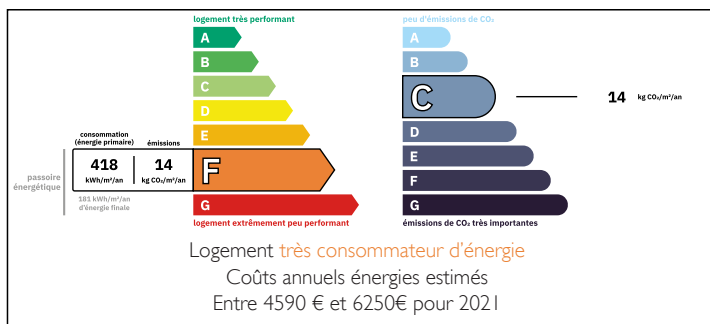
## IN BRIEF

This property is located in a cul de sac location in a small hamlet. A traditional stone built property with two bedrooms and a lovely studio to rent out or use as a 'maison d'amis'.

The house has got mostly double glazed windows and is heated with newly installed electric radiators and fireplaces. Outside is a quirky garden with stone walls, little corners and several small outbuildings for al fresco dining.

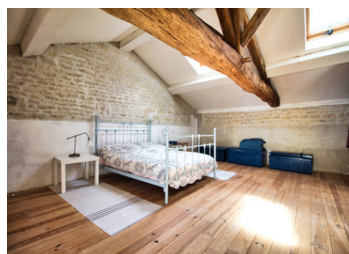


## ENERGY - DPE



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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 property in further detail:

Entrance into the reception room (32 m2)

Living room (37 m2) with open fireplace

Kitchen (22 m2)

Corridor

Shower room (6 m2)

Workshop (14 m2)

First floor

Two bedrooms (25 and 18 m2) (low beams in both rooms)

Studio

A renovated studio (28 m2) with shower room and kitchenette, full of character and a log burner.

Garden

Several seating areas, an open fronted barn and little outbuildings.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 722 EUR**

**Taxe habitation: EUR**

## NOTES