

Three bedroomed stone built house with large barn, garage and workshop. Renovated to a high standard.



INFORMATION

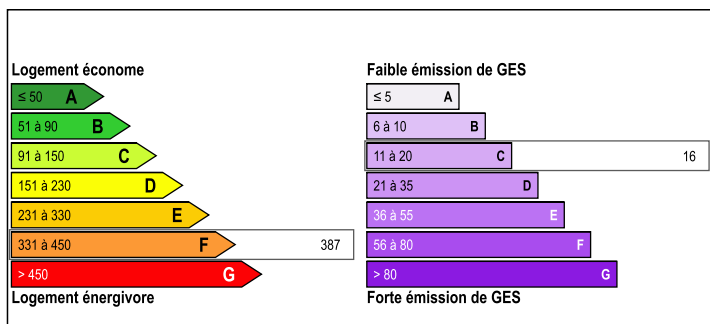
Town:	Le Pin
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1644 m2

IN BRIEF

This Charentais style stone three bedroomed house has been renovated to a high standard. The renovation has maintained many of the original features including exposed stone walls, original fireplaces, wooden floors and beams. The kitchen/diner and bathroom are spacious, tasteful and high quality. There are double-glazed windows throughout. There are many outbuildings including a large barn, a garage, a workshop and an open barn. Outside there is a covered patio, garden and vegetable plot. Set in a lovely quiet hamlet with beautiful views there is an opportunity to make further developments or just enjoy the French life in this family home.



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.



LOCAL TAXES

Taxe foncière: 526 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The front door opens into

Entrance Hall (5.8m x 3.5m) 20m²

With original Charentaise fireplace and wood burner, quarry tile floor and exposed beams.

Kitchen/Diner (7.2m x 3.7m) 26m²

With modern fitted units, range style oven, extractor fan over, sink with double drainer, dishwasher and island unit. An original fireplace and door to the garden.

Utility room (3.7m x 2.1m) 7m²

With washing machine, tumble dryer and shelving.

Lounge (5.9m x 5.8m) 34m²

With original fireplace and wood burner. Two windows, exposed stone wall, exposed beams, wood floor and inset shelving.

Bedroom 1 (4.5m x 4.5m) 20m²

With dressing room 4m², original fireplace and wood burner, two windows, wooden floor.

Bedroom 2 (3.8m x 3.7m) 14m²

With door to the garden and window, exposed stone wall, exposed beams and tiled floor.

Bedroom 3 (3.5m x 3.7m) 13m²

With door to the garden, window and a recess for the wardrobe.

Bathroom (1.8m x 5m) 9m²

With walk in shower, bath, basin and WC.

Shower room (1.7m x 2.5m) 4m²

With tiled shower cubicle, basin and WC.

Large cupboard

With shelving.

Outside

Barn (10.2m x 10.8m) 110m² with additional workshop (4.6m x 10.8m) 48m²

Playroom/summer kitchen (5m x 4.4m) 22m²

With covered patio area and stairs up to a balcony.

Garage (9.9m x 3.6m) 35m² with additional workshop (5.1m x 2m) 10m².

Open barn

The large garden is easy to maintain with mature trees and hedging. There is an area that was used as a vegetable plot. The hamlet is in the heart of the