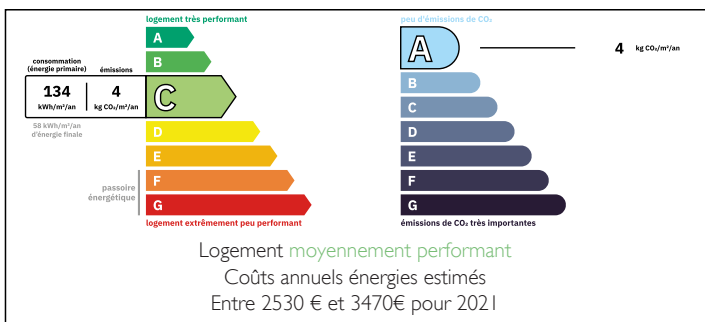


Rare find! Beautiful detached character house with stunning views over the Gironde estuary



ENERGY - DPE



INFORMATION

Town:	Saint-Georges-des-Agoûts
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	250 m2
Plot Size:	14350 m2

IN BRIEF

Set in 1.5 hectares this immaculately presented family home in the south Charente Maritime has stunning views over the Gironde Estuary. The house has been lovingly renovated to an exceptional standard by the current owners and is in excellent condition.

Bright and spacious throughout the house is fully double glazed, insulated, has energy efficient geothermal underfloor heating and a large water recuperation tank.

On the ground floor there is a light and airy living/ dining room, study, WC and kitchen which leads down to a cellar. On the first floor there are 4 good sized double bedrooms, each with their own en-suite bathroom.

Outside there is a garage/ workshop attached to the house, a second larger garage with room for up to 4

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.



DESCRIPTION

Ground Floor

- Entrance hall (15m2)
- Living/ dining room (40m2) with original stone fireplace
- Kitchen (24m2) with handmade oak fitted units and bluestone worktops
- Study (22m2)
- Cellar/ utility room (15.5m2)
- Separate WC

1st Floor

- Bedroom 1 (19.6m2) with en-suite shower room
- Bedroom 2 (22.5m2) with en-suite bathroom and walk in wardrobe
- Bedroom 3 (22m2) with en-suite shower room
- Bedroom 4 (21m2) with en-suite shower room
- Storage Room (7.5m2)

Outside

- Garage (attached and the accessible from the house) (46m2)
- Independent garage (37m2)
- Small outbuilding with old bread oven
- Vegetable plot
- Large garden with a selection of fruit trees (apple, plum, peach)

* All furniture included in the price

** Tractor and machinery also available to buy

*** Sewerage via septic tank, heating and hot water via geothermal system, double glazed throughout

***** All measurements are approximate

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

LOCAL TAXES

Taxe foncière: 1871 EUR

Taxe habitation: EUR

NOTES