

Fully renovated detached stone house, 5 bedrooms, 4 bathrooms, large in-ground pool. Near Pons and St Genis.



INFORMATION

Town:	Bois
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	313 m2
Plot Size:	6038 m2

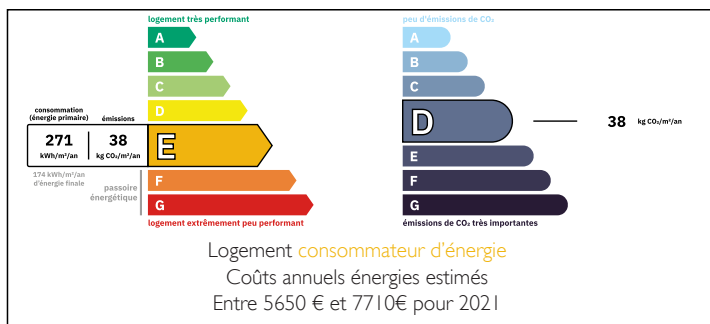


IN BRIEF

This delightful detached Charentaise stone house sits within extensive and beautifully sculpted grounds, and has been renovated to a high standard. It would make a fabulous family home and also lends itself to become a country Bed and Breakfast as 3 of the bedrooms are upstairs and all have en suite shower rooms. The kitchen is modern and spacious and leads out to a shaded parking area and terrace, sheds, vegetable plot, pool house and poolside terrace. Guests would love the large lounge with its impressive cathedral style ceiling, a separate dining room and the 10m x 5 m in ground pool with recently installed modern pump and filter system, and panoramic poolside terrace and patio area.

Situated just 5kms from St Genis de Saintonge a market town with all commerce, and near to the larger towns of...

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: 2511 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This house has oil-fired central heating and new double glazing installed in 2019.

It boasts a large dining hall with an impressive cathedral style ceiling and oak beams and 2 bedrooms on the ground floor. All the bedrooms upstairs have their own private bathrooms so it could easily be run as a bed and breakfast or just enjoyed as a large family home with plenty of room for entertaining.

On the ground floor:-

Front door with sheltered and tiled porch leading into a large entrance hall/dining room (26.15m²) with a log burning stove.

Main hall and living room (63.82m²) this magnificent cathedral ceilinged room has a tiled floor, patio doors leading out into the garden and a modern Jet Master log burner.

Kitchen (27.65m²) fully fitted with an island and a range style cooker, and tiled floor.

Boiler room housing the De Dietrich oil-fired boiler (3.67m²)

WC (1.62m²)

Rear lobby (6.01m²) with patio doors leading out onto the rear garden

Utility room (3.79m²)

Breakfast room (24.74m²) with recently installed high quality double glazed doors and windows.

Bedroom 1 (21.28m²) with wooden parquet floor, currently used as an office

Bedroom 2 (17.16m²) currently used as a reading/hobby room

Bathroom with WC (9.95m²)

Day room/ living room 2 (27.28m²) with wooden parquet floor and a wood-burning stove and access to the garden.

Via a wide wooden staircase from the main hall, with wooden parquet flooring throughout:-

On the first floor a long and spacious hallway leads to 3 double bedrooms (21.37m², 16.54m² and 11.25m²) all with tiled floor en-suite shower...