

Charming 4 bedroom farmhouse with large barn and fabulous countryside views



INFORMATION

Town:	Nieul-le-Virouil
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	210 m ²
Plot Size:	2330 m ²

IN BRIEF

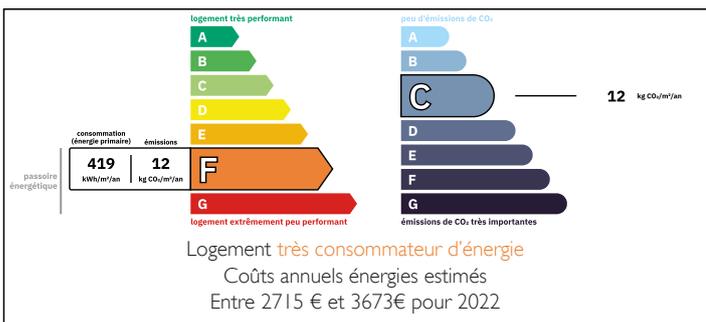
This handsome character house has been a much loved family holiday home for nearly 30 years. Set in a small hamlet of houses in the Charente Maritime, it enjoys beautiful views over the surrounding countryside from its private and enclosed garden.

Inside on the ground floor there is a kitchen, living room, bedroom with adjoining shower room and a large living/ dining room with double doors to the garden and a mezzanine. On the first floor there are 3 further good sized bedrooms and a bathroom.

In the garden there is a large outbuilding which could be converted to further living accommodation or just a great space for a workshop.

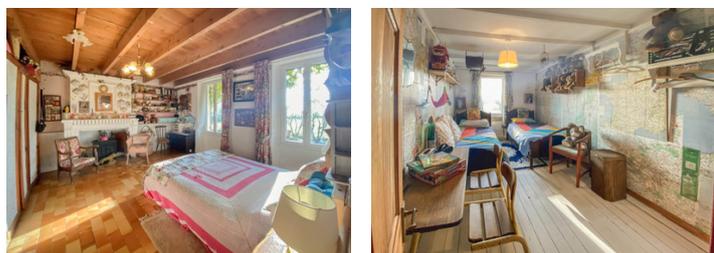
6km to Mirambeau, 11km to Jonzac, 1 hour to Bordeaux, 1 hour to Royan and the Atlantic coast.

ENERGY - DPE



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

- Bedroom 1 (17.8m²) - tiled floor, feature fireplace with wood-burning stove.
- Shower room (7.56m²) - with shower, basin and WC
- Kitchen (16.2m²) - with fitted units and tiled floor
- Living room (10.23m²) - with wood-burning stove and windows to front aspect
- Living/ dining room (45.24m²) - with 2 mezzanines and alcove currently used as an office (5.7m²)

First floor

- Bedroom 2 (15.91m²)
- Bedroom 3 (9.89m²)
- Bedroom 4 (9.46m²)
- Bathroom (13.2m²) with bath, toilet and basin

Outside

- Terrace area and garden of approximately 2330m²
- Outbuilding (154.7m²) with electricity, concrete floor and mezzanine area

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: **758 EUR**

Taxe habitation: **EUR**

NOTES