

Spacious character house with a self-contained apartment on a land of 1.1h - 3mn from Mirambeau

EXCLUSIVE



INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	11470 m2



IN BRIEF

This charming stone house, formerly a horse barn, has been a much-loved family holiday home for the past 20 years.

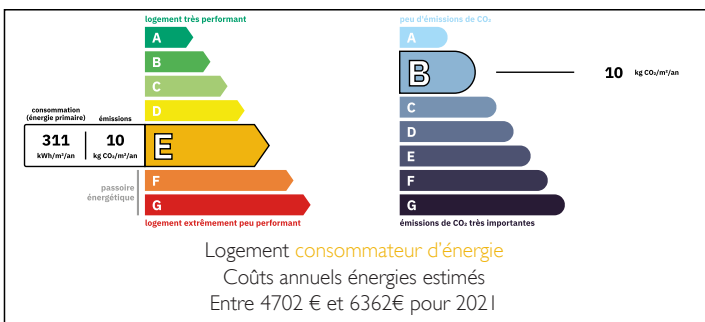
Set within a small and peaceful hamlet, the property enjoys privacy, generous south-facing gardens and a relaxed countryside atmosphere.

Perfect as a spacious family home or a charming holiday property in the French.

The ground floor opens onto a spacious entrance hall with an beautiful staircase leading to the first floor, this level includes a kitchen, a dining room opened onto a bright living room with French doors opening onto the terrace, gardens and swimming pool.

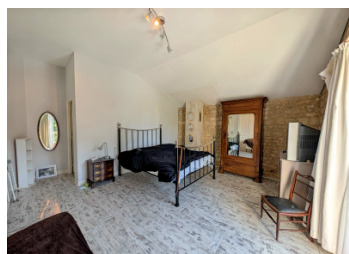
The current owners have also created a ground-floor bedroom with an adapted shower room, suitable for reduced mobility access.

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

On the first floor the property offers 3 additional bedrooms, one with en-suite bathroom, and a separate shower room.

A self-contained two-bedroom apartment with open-plan living/dining area and kitchenette provides excellent additional accommodation for guests or extended family.

The large south-facing gardens create a wonderful setting for outdoor living, with a spacious terrace, swimming pool (liner to be changed) and plenty of space to relax and entertain.

The property also benefits from a separate driveway, a garage, a carport and private outdoor spaces.

Additional photos and floor plans are available on request

LOCAL TAXES

Taxe foncière: 2515 EUR

Taxe habitation: EUR

Ground Floor

- Entrance hall (8.64m²)
- Living room with woodburner and patio doors to garden and pool (31.9m²)
- Kitchen (21.6m²) with attached pantry
- Bedroom 1 (26m²) with en-suite shower room (5.46m²) with basin, shower and WC
- Mezzanine hallway with stairs to first floor and door to garden (30.53m²)
- Utility/ shower room with shower and WC (9.9m²)

First Floor

- Bedroom 2 (15.12m²)
- Family shower room (7.35m²) with shower, basin and WC
- Bedroom 3 (19.74m²) with balcony overlooking garden and en-suite bathroom (8.05m²) with bath, basin and WC
- Bedroom 4 (14.28m²)

First Floor Apartment

- Open plan living/ dining room and kitchen (37.8m²) with staircase to ground floor entrance hall
- Bedroom 1 (12.48m²)

NOTES