

Stone character house with guest house and private walled garden



INFORMATION

Town:	Saleignes
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1953 m2

IN BRIEF

Very attractive stone house dating from 1820/1830, with loads of character, quietly located in a welcoming village in the Charente Maritime.

This property has some lovely features as an old sink, chimneys, stone walls and beams. There's a superb kitchen and who wouldn't want to sit in front of that gorgeous fireplace in the living room! The main house has got three bedrooms on the first floor.

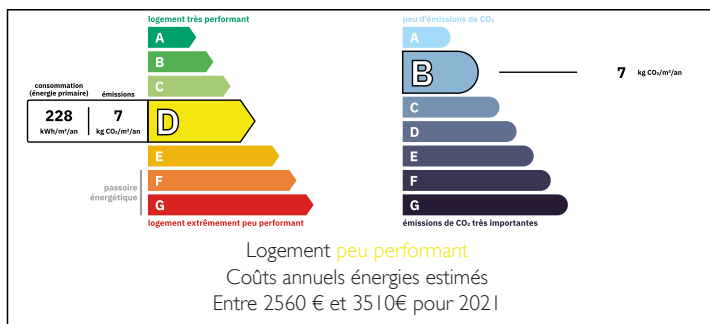
The gite has got it's private courtyard and private access and consists of a living room with kitchen and two downstairs bedrooms.

It would be possible to open up a doorway between the main house and the gite, creating one big property for a large family or for someone looking to use two bedrooms on the ground floor.

The house lies completely detached. The garden consists of approximately half an acre...



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

The main house in further detail:

Ground floor:

- Entrance hall (14 m²) with stone sink and stone wall. Staircase to the first floor.
- Kitchen (32 m²) with fitted units, kitchen island and enough place for a big table. Fireplace with cooker and old 'potager'
- Living room (33 m²) with gorgeous fireplace and double french doors.
- Downstairs toilet and utility room.

Main house first floor:

- Three bedrooms (21, 13 and 11 m²)
- Shower room (9 m²)
- Separate toilet
- Dressing room (8 m²)
- Linnen cupboard (2 m²)

NOTES

The guest house in further detail:

- Entrance hall
- Living room (27 m²) with kitchen and logburner, two velux windows
- 2 Bedrooms (12 and 6 m²)
- Shower room (3 m²)
- Dressing room (3 m²)
- Storage room (2 m²)

Outbuildings:

- Garage (15 m²)
- Outbuilding (15 m²)

More pictures available upon request

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