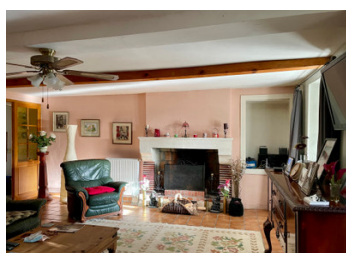
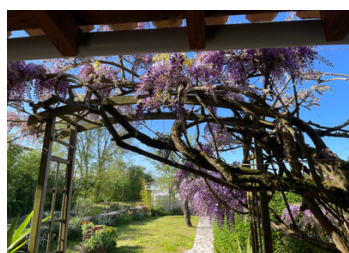
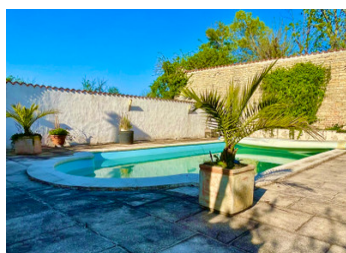


Three bedroomed house with swimming pool and large garden in lovely rural location

EXCLUSIVE



INFORMATION

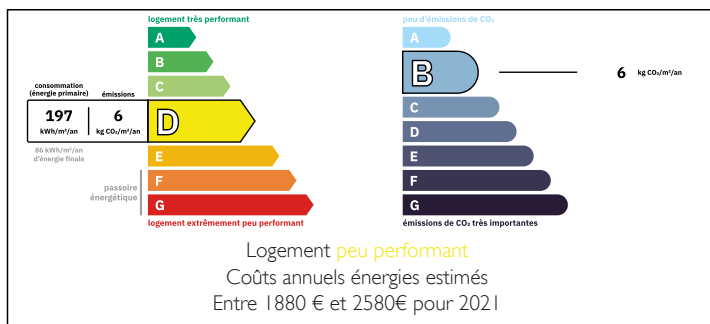
Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	122.05 m2
Plot Size:	1520 m2

IN BRIEF

This property would make a great permanent or holiday home. There is a good sized sitting room and a kitchen/dining room with plenty of space for a large table. Outside there is a super swimming pool with a large terrace and walls surrounding it. The house has garden surrounding it on three sides and there is plenty of potential for a keen gardener.

The property is just 6km to the pretty village of Dampierre sur Boutonne with its beautiful Chateau, and 11km to the popular town of Aulnay which has bars, restaurants, shops and a busy market every Sunday morning.

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.



LOCAL TAXES

Taxe foncière: 1319 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter the property through gates from the road onto the driveway where there is parking for two or more cars. The main front door leads to the large entrance hall, from which there is a bathroom/laundry room and a separate toilet.

A door from the entrance hall leads to the large kitchen and then a door leads from the kitchen into the sitting room with a window and door onto the outside covered terrace.

Stairs lead from the entrance hall to the upstairs where there are three bedrooms, a shower room and a separate toilet.

There is a large garden to the rear and side of the property, currently split into separate areas. The swimming pool (chlorine) has an attractive terrace and walls surrounding it. In addition there is an outbuilding for the pool equipment and storage of garden tools and also a small open garage.

Measurements

Ground floor

Entrance hall 15.28m²

Kitchen 27.67m²

Sitting room 32.48m²

Bathroom 4.6m²

First floor

Toilet 1.9m²

Shower room 4.61m²

Bedroom 1 20.9m²

Bedroom 2 16.21m²

Bedroom 3 12.85m²

In addition to the garden surrounding the house there are two very small separate plots of land not attached to the property.

Information about risks to which this property is exposed is available on the Géorisques website :