

Handsome hidden house with 5 bedrooms and garden with pool



INFORMATION

Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	257 m2
Plot Size:	1519 m2



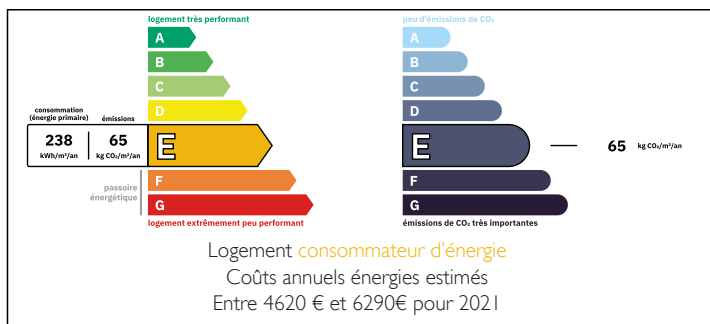
IN BRIEF

Discover an exceptional family property in the heart of the picturesque village of Fontaine Chalendray. This residence, hidden behind stone walls, offers an intimate and enchanting setting.

Comprising a U-shaped farmhouse, offering two spacious lounges, a kitchen and 'arrière cuisine', five bedrooms, outbuildings (barns, garages, stables), courtyard, enclosed garden with heated swimming pool.

Rural charm and modern comforts combined. A unique opportunity not to be missed. Whether you're looking for a family home, a holiday home or a business opportunity (chambre d'hôtes), this property is very adaptable and will suit all.

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

Upon entering the main house, you will be immediately captivated by the spacious living areas it offers. The ground floor features two spacious lounges, ideal for relaxing with family or friends. An elegant office (or downstairs bedroom) is also available for those who wish to work from home. The kitchen, along with the utility room and laundry room, ensure optimal functionality. Additionally, the unified tiling in 'tomettes' throughout the house creates a remarkable visual harmony.

Upstairs, five generously sized bedrooms await, providing comfortable space for the whole family. Three bathrooms, including two with toilets, as well as a separate WC, guarantee comfort and privacy for everyone.

The property benefits from double-glazed PVC windows and central oil heating.

In addition to the main house, the property includes several outbuildings such as barns, garages, and stables, offering numerous possibilities for customization according to your needs.

There's a courtyard at the front of the house and an enclosed garden with a heated 4 x 9-meter swimming pool at the rear, all inviting outdoor spaces where you can relax and enjoy the sunny days.

The total land area covers approximately 1500 m², providing ample space for outdoor activities while preserving your privacy.

To recap the approximate dimensions:

Ground floor of the house: dining room (34 m²), lounge (33 m²), office (14 m²), kitchen (22 m²), utility room (12 m²), laundry room (24 m²), and toilet (2 m²).

First floor: five generously sized bedrooms (14, 13, 14, 16, and 26 m²), three bathrooms, and a...

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES