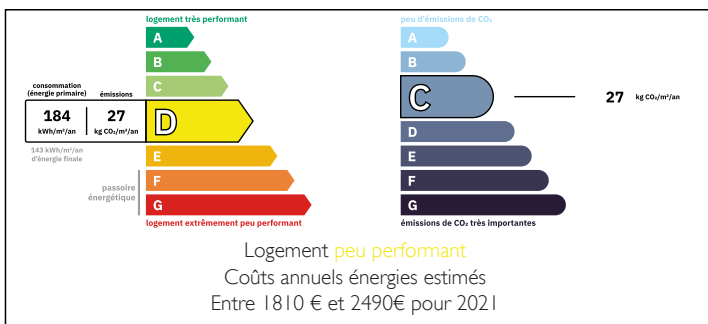


Charentaise character property, beautifully renovated, 4 bedrooms, 2 bathrooms, swimming pool, close to Pons.



## ENERGY - DPE



## INFORMATION

Town:	Bois
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	2807 m2

## IN BRIEF

Situated in a pretty hamlet near the bustling towns of Pons & Saint Genis du Saintonge, this very well presented Charentaise stone property has been renovated with care & attention, to maintain its character & history.

Ground floor office/bedroom, salon, 4 first floor double bedrooms, 2 bathrooms & expansive fully equipped kitchen diner.

Modern double glazing & shutters, modern central heating, 2-way air con, conforming waste system, roof well-maintained, fiber internet.

Well maintained & secluded swimming pool with counter current & lights, terrace, gardens, mature shrubs & trees, fruit trees & vegetable plot.

Shady areas & terraces, to enjoy the sun all through the day & an expansive gated and gravelled driveway and courtyard.

A scenic 15 minute bike ride brings you to Saint Genis de Saintonge & all its commerce including restaurants, bakers etc

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

On the ground floor:

Salon: 46.6m<sup>2</sup> with fireplace and staircase

Shower room: 5.7m<sup>2</sup>

Office/bedroom 1: 18.7m<sup>2</sup> with fireplace

Kitchen/dining room: 33.1 m<sup>2</sup> fully equipped

First floor:

Hallway: 5.9m<sup>2</sup>

Bedroom 2: 13.2m<sup>2</sup>, double

Bedroom 3: 13.2m<sup>2</sup>, double

Bedroom 4: 9.9m<sup>2</sup>, double

Bedroom 5: 9.6m<sup>2</sup>, double

Hallway 1: 8.6m<sup>2</sup>

Bathroom: 4.8m<sup>2</sup>

Attic: well insulated and running the length of the kitchen / diner.

Outbuildings; Garage 13m<sup>2</sup>, Wood store 38m<sup>2</sup>, Hangar 1 21m<sup>2</sup>, Barn 70m<sup>2</sup>, Hangar 2 78m<sup>2</sup>, Workshop 80m<sup>2</sup>, Pool changing room/Summer kitchen 18m<sup>2</sup>, Hangar 3 75m<sup>2</sup>.

Well maintained fenced/hedged garden with mature shrubs and trees, vegetable plot, swimming pool with counter current, mood lighting, stone terrace, gravel driveway/courtyard, gazebo 3m x 3m, and grassed area 8.5m x 8.5m.

## LOCAL TAXES

Taxe foncière: 1335 EUR

Taxe habitation: EUR

## NOTES

All measurements are approximate.

Viewing by appointment only, with Louise Power.

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