

Authentic stone property with potential for gîte set in a peaceful and green setting 15mn from Jonzac



INFORMATION

Town:	Messac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	304 m2
Plot Size:	8618 m2



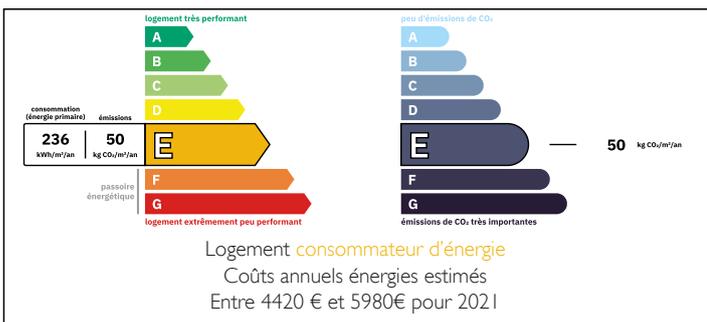
IN BRIEF

Located in the south of Charente-Maritime, this charming 300m² stone property offers vast living spaces in beautiful settings. Only 15mn from the spa town of Jonzac, 45mn from Angoulême and its TGV station and 60mn from Bordeaux with its international airport.

The property has preserved its old-world charm with its stone walls, exposed beams and fireplaces. On the ground floor, you will discover a kitchen/dining room, a utility room, 2 living rooms, an office/bedroom, a toilet, a laundry room, a bedroom with a mezzanine, and a shower room. Access to the garage from the utility room. Upstairs, there are two large bedrooms, each of which could be divided into 2 bedrooms, a shower room, and a toilet.

The outbuildings adjoining the main house include a barn, a mezzanine, and a workshop, as well as

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

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailed information about the property.

Additional photos are available as well as the floor plan upon request.

LOCAL TAXES

Taxe foncière: 552 EUR

Taxe habitation: EUR

TECHNICAL INFORMATION

Energy efficiency rating E

Double glazing apart from the ground floor office & toilet and upstairs

Central heating oil boiler and 3 fireplaces wood burner and insert

Roof redone 20 years ago

Fiber available

Septic tank not compliant

GROUND FLOOR

I Entrance hall - 29m² with a wood stove

I First Living Room - 34m² with functional but uncased fireplace

I Kitchen / Dining room - 36m² with a fire space to enjoy a bbq.

I Back kitchen - 10m² access to the garage.

I Bedroom - 24m² with mezzanine of 13m² ideal for reading or creating an office space

I Shower room - 6m² with shower, sink and wc

I second living room - 26m² with a wood burner - access to the first floor

I office / bedroom - 12m²

I toilet with sink - 4m²

FIRST FLOOR - Abalone staircase

NOTES