

Charming longère Charentaise - 7 rooms - Garden - Garages - Gite possibility - 10 minutes from Baignes



INFORMATION

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

IN BRIEF

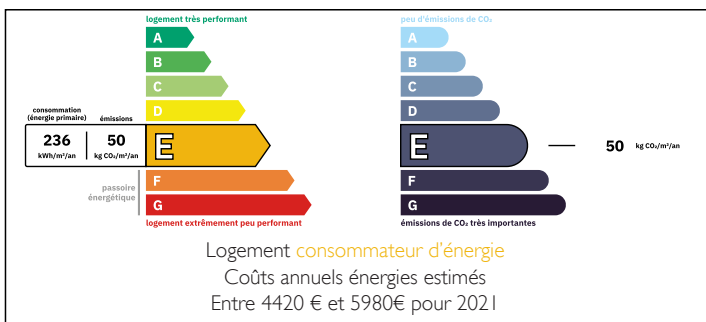
Located in the south of the Charente Maritime region, this true Charentaise property with stone walls and wood beams, offers you generous living space with on the ground floor a kitchen/dining room, a back kitchen, two living rooms, an office/bedroom, a toilet, a laundry room, a bedroom with mezzanine and a bathroom. Access to the garage from the back kitchen.

Upstairs, two large bedrooms which could be divided in 2 to offer 2 additional bedrooms, a bathroom, a toilet.

The outbuildings adjacent to the main house: a barn with concrete floor with a mezzanine and a workshop as well as another adjacent barn. The opportunities are endless : gîte, B&B, extension of the living space....



ENERGY - DPE



Outside a terrace with views of the surrounding

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

MORE PHOTOS AVAILABLE AND FLOOR PLAN UPON REQUEST

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

- I Bedroom - 37m² with a dressing room of 6m²
- I Bedroom - 35m² with a 3m² dressing room
- I Bathroom - 6m² with shower and sink
- I toilet - 2m²

OUTBUILDINGS

- I Garage - 57m² with access to the back kitchen
- I Barn - 108m² with a beautiful fireplace for your barbecues. Ideal for a summer kitchen. Mezzanine of 32m² and a workshop of 32m². Possibility of connecting the main house to this space.
- I other barn - 24m² with concrete floor
- 2 pig bays - 8m²
- I Well to reconnect with a lifting pump

OUTSIDE

Terrace at the back of the house where you can relax under the wisteria when the heat is too strong.
Garden of more than 8000m² with very beautiful trees and shrubs.
Quiet environment

TECHNICAL INFORMATION

Double glazing apart from the ground floor office &

LOCAL TAXES

Taxe foncière:	552 EUR
Taxe habitation:	EUR

NOTES