

**UNDER OFFER - Beautiful 19th century 6 bedroom house. B&B ready to go. Mature 7000m garden + terrace.**

**EXCLUSIVE**



## INFORMATION

Town:	Pouillac
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	377 m2
Plot Size:	7047 m2

## IN BRIEF

**EXCLUSIVE !** Located in a small hamlet in the south of Charente Maritime, this large bourgeois house offers you a peaceful and pleasant living environment.

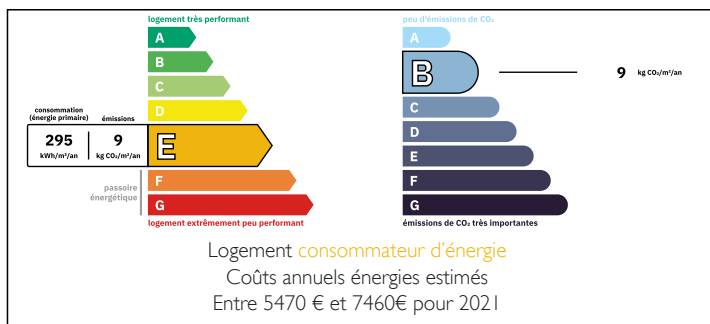
Original elements such as stone walls, wooden floors, large fireplaces and exposed beams have been preserved to maintain the charm and the history of this beautiful property.

On 2 levels, you will discover on the ground floor an entrance hall, kitchen, utility room, bathroom/laundry room, living room, dining room, games room, plus 2 bedrooms with own shower rooms. Upstairs, 4 bedrooms, two of which have their own shower room and 2 others to finish renovating. Adjacent garage.

The outbuildings are all independent: a large barn, a carport for at least 2 cars, a small house /



## 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: 2040 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN UPON REQUEST

### TECHNICAL INFORMATION

Double glazing

2 septic tanks

Fiber available

Heating : wood and electric

Water heater powered by 3 solar panels

### GROUND FLOOR

I Entrance hall - 10m<sup>2</sup> with original wooden floor

I Office – 6m<sup>2</sup>

I Clearance - 3m<sup>2</sup>

On the right :

I Kitchen fully equipped with a central island and a beautiful fireplace with a wood stove – 26m<sup>2</sup>

I Back Kitchen – 9m<sup>2</sup> with direct access to the garage 72m<sup>2</sup>

I Laundry room / Bathroom – 8m<sup>2</sup> with bath, sink and WC

Bedroom 1 - 31m<sup>2</sup> with 3m<sup>2</sup> bathroom consisting of a shower, sink and toilet

Bedroom 2 – 31m<sup>2</sup> with bathroom of 4m<sup>2</sup> consisting of a shower, sink and toilet

I Second entrance hall – 15m<sup>2</sup> with a double wooden door and period tiles.

On the left :

I Living room - 36m<sup>2</sup> with a beautiful fireplace with wood insert.

I Dining room – 23m<sup>2</sup>

I Games room – 23m<sup>2</sup> with access to the terrace

### UPSTAIRS

Bedroom 3 – 30m<sup>2</sup> with bathroom of 4m<sup>2</sup> shower, sink and toilet

Bedroom 4 – 31m<sup>2</sup> with 4m<sup>2</sup> bathroom with shower, sink and toilet

I Landing – 17m<sup>2</sup> with access to the second entrance hall

Bedroom 5 – 14m<sup>2</sup> with a dressing room of 14m<sup>2</sup>