

Charming detached charentaise fully renovated with 3 bedrooms, 1.1ha of land. Between Baignes and Chevanceaux



INFORMATION

Town:	Messac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	11850 m2



IN BRIEF

Located in a little hamlet in the South of the Charente Maritime, the access to the property is via a private driveway belonging to the property.

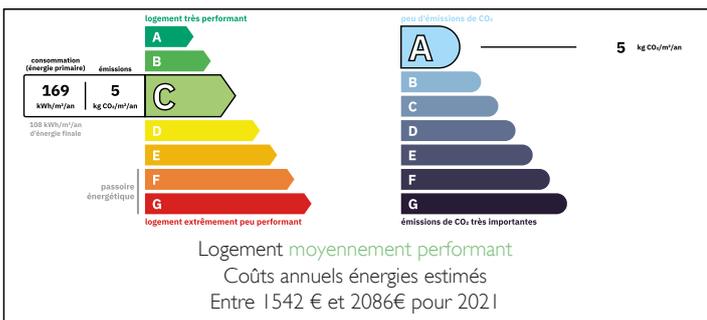
This charming detached Charentaise house, formerly a barn, has been completely renovated whilst retaining its original features such as stone walls, exposed beams, original large fireplace with wood burning stove.

The setting is private, peaceful and for nature and animal lovers, the setting is ideal.

On the ground floor, a living room, a dining room and a kitchen offer you a large and bright living space of 100m².

Upstairs 3 bedrooms of which one is adjoining another and 1 bathroom. A mezzanine that can be used as an office.

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

MORE PICTURES AVAILABLE AND FLOOR PLAN AVAILABLE ON REQUEST

On the ground floor, a bright and spacious living area of 100m² consists of:

a 14m² kitchen

a 38m² dining room

a 45m² living room with a fireplace with a wood stove

a 2m² toilet

a 6 m² laundry room

Upstairs :

Mezzanine 30m² which be used as an office or an extra bedroom

Bedroom 1 - 18m²

Bedroom 2 - 19m² with Bedroom 3 adjoining 14m².

Shower room with a shower, a hand basin and a toilet - 11m²

Outdoors

A 36m² terrace located in front of the house, south facing.

An independent open garage at the back of the house - 43m²

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

LOCAL TAXES

Taxe foncière: 1229 EUR

Taxe habitation: EUR

NOTES