

## Immaculately presented 4 bedroom house with separate 1 bedroom annexe



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Léoville          |
| Department: | Charente-Maritime |
| Bed:        | 5                 |
| Bath:       | 3                 |
| Floor:      | 187 m2            |
| Plot Size:  | 1432 m2           |

## IN BRIEF

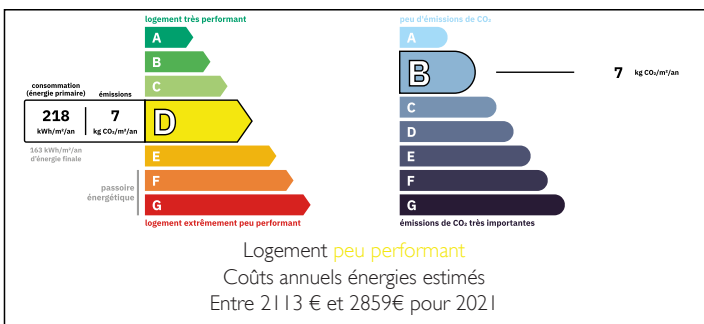
This immaculately presented 4 bedroom house is located less than 2km from the pretty village of Leoville which has several small amenities including an épicerie, boulangerie, post office, school and popular summer restaurant with live music.

The main house is all on one floor with the added bonus of a good sized mezzanine above the living room which is currently used as a crafting area and bedroom. There are 4 good sized bedrooms, one with an en-suite bathroom and dressing room, a bright and airy living room with patio doors to the garden, a kitchen and family bathroom.

Outside the separate 1 bedroom annexe has great gîte or B&B potential and there is a useful open barn and pretty summer house.

Bordeaux airport 1 hour, Atlantic coast 1 hour, 45 minutes to Angoulême and direct train links via TGV

## 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

### Main house

- Kitchen 15.84m<sup>2</sup>
- Hallway 7.56m<sup>2</sup>
- Family bathroom 8.32m<sup>2</sup> (WC, basin, shower, corner bath)
- Living room 34.22m<sup>2</sup>
- Mezzanine 13m<sup>2</sup>
- Master bedroom suite 22.36m<sup>2</sup> with en-suite bathroom (5.75m<sup>2</sup>) and dressing room (7.25m<sup>2</sup>)
- Bedroom 2 12.4m<sup>2</sup>
- Bedroom 3 (currently used as dining room) 12.09m<sup>2</sup>
- Bedroom 4 (currently used as study) 14.4m<sup>2</sup>
- Utility area 7.15m<sup>2</sup>
- Attached double garage 29m<sup>2</sup>

### Separate house/ annexe

- Open plan kitchen/ living/ dining room 20m<sup>2</sup>
- Bedroom with en-suite shower room (WC, basin, shower) 14m<sup>2</sup>

### Outside

- Fully enclosed garden
- Electric gated entrance
- Summer house with decked terrace
- Open barn

\*Heating via air pump and wood-burner, double glazed throughout, sewerage via septic tank

\*\* All measurements are approximate

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

## LOCAL TAXES

Taxe foncière: **970 EUR**

Taxe habitation: **EUR**

## NOTES