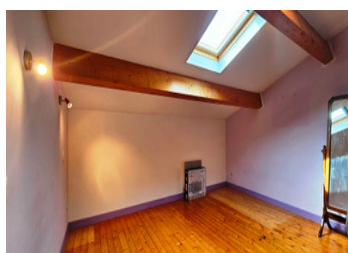
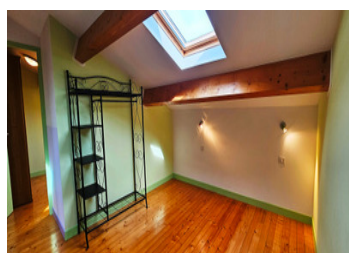
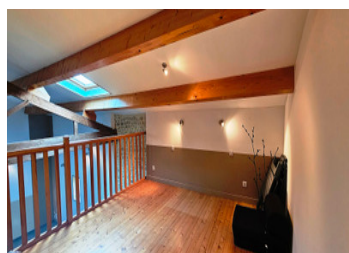


Renovated 176 m stone house, 3 bedrooms, solar panels, 25 min from the sea and 40 min from La Rochelle.

EXCLUSIVE



INFORMATION

Town:	Tonnay-Boutonne
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	176 m2
Plot Size:	1829 m2

IN BRIEF

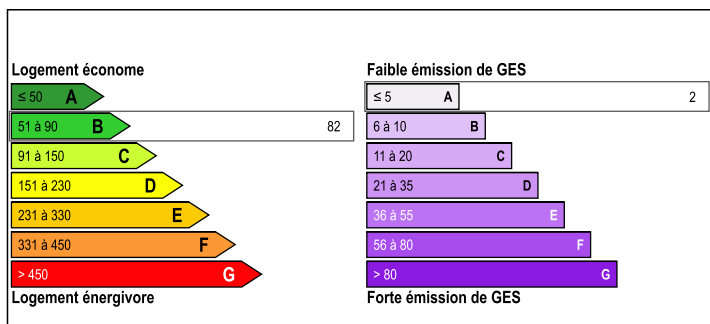
Carefully renovated former outbuilding belonging to a 16th-century seigniori farmhouse, set in a peaceful location in a listed natural area with lovely countryside views.

This house comprises a main room of almost 80 m² with a well and mezzanine, kitchen, WC, and laundry room. Upstairs: 3 bedrooms and a shower room with WC.

Enclosed grounds and solar panels.

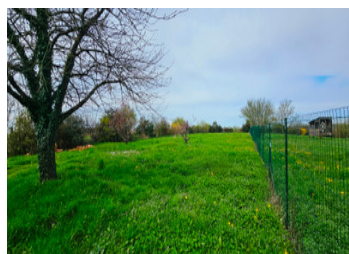
You'll fall under the spell of this must-see property!

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

Located 5 minutes from the center of Tonnay-Boutonne, a commune with a number of local shops and services, including: bakery, grocery store, pharmacy, doctor, hospital, bank, veterinarian...

The property comprises :

ground floor:

- Fitted kitchen: 47 sq.m.
- Laundry room, utility room: 4 sq.m.
- Living room with mezzanine: 80 sq.m.
- WC: 1,4 m².

First floor:

- Mezzanine: 23 m²
- 3 bedrooms: 11 m² each
- Shower room + WC: 9 m²

Terrace and courtyard

electric heating

23 m² solar panels with average annual income of €2450

single-phase electric meter

Enclosed garden.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES