

Superb charentaise countryside house near La Rochelle with B&B possibilities



## INFORMATION

Town:	Benon
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	170 m2
Plot Size:	5910 m2

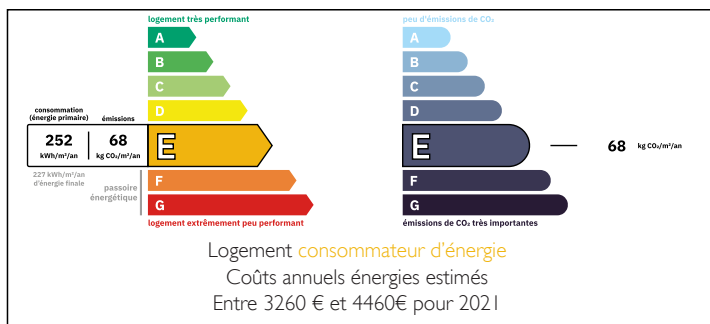
## IN BRIEF

Benon is a town located half way between Niort and La Rochelle, it therefore offers easy access to the coast and to our local green venue "marais poitevin". This character house is full of charm and would make the perfect home for a family or to develop a B&B business.

The nearby village has a bar/restaurant and offers easy access to supermarkets in Ferrières d'Aunis or Surgères, both less than 15 minutes drive.



## ENERGY - DPE



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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

The house offers on the ground floor a spacious living room of 32m<sup>2</sup> and that extends into the veranda (31m<sup>2</sup>), a nice kitchen, a utility room and summer kitchen (with a shower room and toilet). But also, two bedrooms of 14m<sup>2</sup> and a bathroom.

Upstairs, the landing leads to four bedrooms (9,13,14,16m<sup>2</sup>) and a bathroom and toilet.

The adjoining garage would be transformed into a duplex gite. The stables also offer extra conversion space if wanted. Behind the house you'll also find a large barn and several chicken coops.

The property is full of character and traditional features. The plot is just under 6000m<sup>2</sup> with many trees, large vegetable plot and in a very calm environment.

Please contact us for further details or a visit!

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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:** 2020 EUR

**Taxe habitation:** EUR

## NOTES