

## 5 bedroom family home with 2 reception rooms and separate land



## INFORMATION

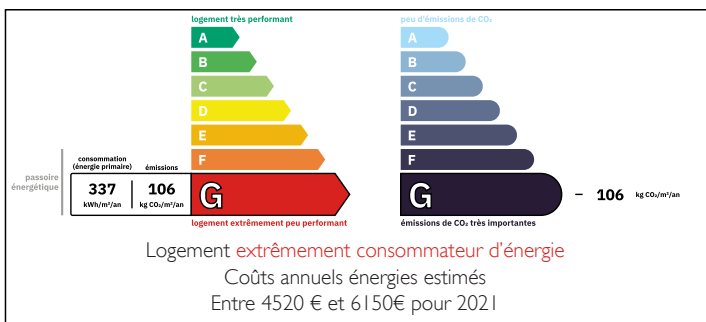
Town:	Landrais
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	3310 m2

## IN BRIEF

5 Bedroom family home set in a quiet hamlet a short distance 10 mins from Surgere and 20 mins from Rochefort - New conforming fosse.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

### Spacious Character Home with Endless Potential

This charming property offers a wealth of possibilities, whether as a spacious family home or a secure lock-up-and-leave holiday retreat. With generous living spaces, a flexible layout, and a large garden, it's ideal for those seeking comfort, character, and potential for enhancement.

#### Ground Floor:

Kitchen (18m<sup>2</sup>) – A welcoming entry into the heart of the home.

Dining Room (28.5m<sup>2</sup>) & Salon (30.8m<sup>2</sup>) – Generously sized, perfect for entertaining or relaxing.

Additional Room (20.5m<sup>2</sup>) – Currently a ground-floor bedroom, easily adaptable into a second lounge or home office.

Laundry Room (13.5m<sup>2</sup>) – Conveniently located for household needs.

Newly Refreshed Shower Room & WC.

Storage/Boiler Room – Housing the oil-fired heating system.

#### First Floor:

Four Double Bedrooms (12m<sup>2</sup>, 11.5m<sup>2</sup>, 14m<sup>2</sup>, 16m<sup>2</sup>) – Bright and well-proportioned.

Spacious Attic (48m<sup>2</sup> with restricted head height) – Ideal for storage or potential conversion.

#### Outdoor Space:

Front Courtyard – A charming, low-maintenance paved garden.

Rear Garden – Extending via a lane to a larger 2025m<sup>2</sup> plot, offering fantastic potential for landscaping, a vegetable garden, or leisure space.

Garage & Parking – A private garage opposite the house plus off-road parking for two cars.

This home would benefit from some refreshing and redecoration, allowing you to tailor it to your taste while preserving its character. With its generous...