



Ref: A28608MIR17

Price: 220 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (205 608 EUR without fees)

Two Houses with Swimming Pool and Gîte Potential in the Charente-Maritime



INFORMATION

Town: Saint-Savinien

Department: Charente-Maritime

Bed: 8

Bath: 3

Floor: 236 m2 Plot Size: 775 m2





IN BRIEF

Full of character and traditional charm, this attractive Charentaise house comes with a second house, an outbuilding, a manageable garden, and a swimming pool.





Offering excellent potential to develop a gîte or bed & breakfast business while living comfortably on site, the property is ideally located near the pretty towns of St Savinien and Les Nouillers.





Within easy reach of St Jean d'Angély, Saintes, and Rochefort, it also benefits from excellent transport links: La Rochelle airport is just 50 minutes away, and Bordeaux airport can be reached in I hour 30 minutes.

A wonderful opportunity to combine lifestyle and business in the heart of the Charente-Maritime.

ENERGY - DPE

DPE not required.

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.



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LOCAL TAXES

Taxe foncière: 2228 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor-

Kitchen- 17m2 with a Charentaise fireplace, tiled floor.

Lounge- 36m2 with a Charentaise fireplace, tiled floor and beamed ceilings with a double aspect windows with view over the garden and pool.

Bedroom - I I m 2 with stone walls and beamed ceiling.

Shower room- 4m2 with a shower cubicle, toilet and wash hand basin.

On the first floor:-

Shower room- 6m2 with shower cubicle, toilet and wash hand basin.

Bedroom 2- 13m2 with beamed ceiling and exposed stone walls.

Bedroom 3- 14m2 with Charentaise fireplace and beamed ceiling.

Bedroom 4- 17m2 with exposed stone walls and beamed ceiling with views over the fields.

Bedroom 5- I Im2 with exposed stone walls.

Second house-

On the ground floor

Kitchen-16m2 with exposed stone walls and tiled floor.

Salon I- 25m2 with exposed stone walls and tiled floor

Salon 2- 16m2 with exposed stone walls and tiled floor.

On the first floor:-

Shower room - 5m2 with shower cubicle, toilet and wash hand basin.

Bedroom I- I Im2 with exposed stone walls.

Bedroom 2- I Im2 with exposed stone walls

Bedroom 3- 7m2 with exposed stone walls and a beamed ceiling.

Outside:-

Garden

Swimming pool- 10 m by 5 m

Hangar- 85m2 with a concrete floor and space to

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