

Beautiful 3 bedroom character house with pool set in a peaceful rural hamlet with great views



INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	215 m2
Plot Size:	1700 m2

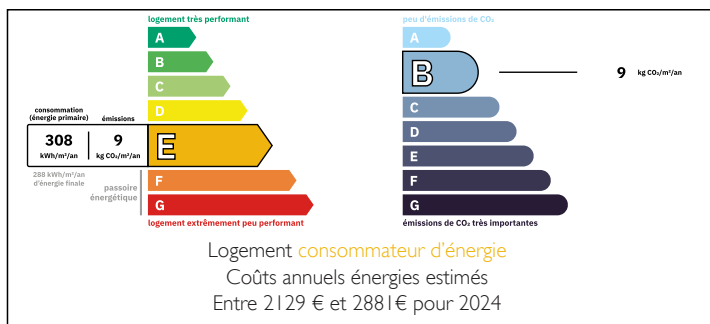
IN BRIEF

This immaculately presented 3 bedroom house is located in a peaceful rural hamlet with lovely views over the surrounding countryside. Inside there is a beautiful entrance hall and 2 large and bright living rooms either side, each with a character fireplace and log burner. There is also a large bathroom and to the rear the kitchen leading out to the garden and fantastic pool and terraced area. Upstairs are 3 double bedrooms and a shower room.

Attached to the house is a huge double height barn and workshop which has potential to convert to a gite or additional living space. On the other side of the house is a good sized garage.

The house is well located just 10 minutes from the historic spa town of Jonzac and it's great range of amenities and restaurants, 5 minutes to the town...

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 foncière: 2112 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

- *Entrance hall - 20m2
- *Bathroom (shower, freestanding bath, basin, WC) - 16m2
- *Living room - 43m2
- *Living/ dining room - 41m2
- *Kitchen with larder - 25.5m2

First Floor

- *Bedroom 1 - 27m2
- *Bedroom 2 - 17m2
- *Bedroom 3 - 42m2
- *Shower room (attached to bedroom 1) - 6m2

Outside

- *Attached double height barn and workshop - 146m2
- *Attached garage - 45.5m2
- *Swimming pool - 10m x 5m

**Heating via wood-burners

**Sewerage via septic tank

**New roof 2016

ALL MEASUREMENTS ARE APPROXIMATE

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