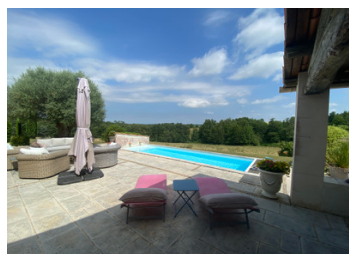


Large and beautifully renovated character house with outbuildings, heated pool and land.



INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	359 m2
Plot Size:	38273 m2



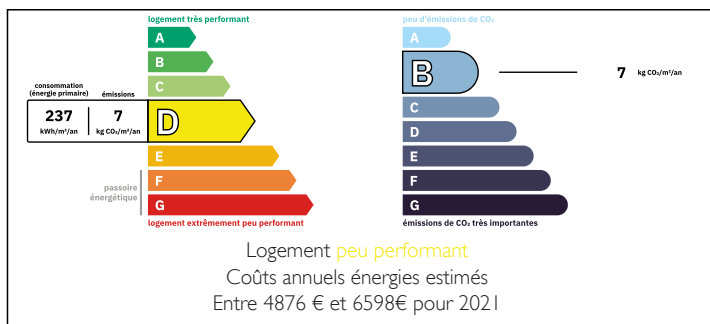
IN BRIEF

Just 4km outside the pretty town of Mirambeau in the Charente Maritime, this beautifully renovated stone house sits in a peaceful location with uninterrupted views over the surrounding countryside.

The house is set over 3 floors with 4 bedrooms, 2 shower rooms, 3 living rooms, a fabulous open plan kitchen dining area with glass floor feature that looks down into the lower ground floor with a second large dining room.

Outside there is stunning terrace and heated pool with covered eating area, large mature gardens and several outbuildings including an old bread oven, garage and large barns attached to the main house. In addition to the garden there is further land totalling nearly 4 hectares

ENERGY - DPE



The house is well located for transport links, a few

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: 1826 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

- Entrance hall - (10 M2)
- Kitchen - (68 M2)
- Laundry room - (10 M2)
- Storage room - (4 M2)
- Living room - (34 M2)
- Living room - (34 M2)
- Living/dining room - (56 M2)

Lower Ground Floor

- Dining room - (48 M2)
- WC

1st floor

- Bedroom- (24 M2)
- Bedroom - (14 M2)
- Bedroom - (14 M2)
- Bedroom - (21 M2)
- Shower room - (12 M2)
- WC

Outside

- Grange - (80 M2)
- Atelier - (40 M2)
- Garage - (54 M2)

*Heating via wood-burners/ open fire/ pellet burner

*Underfloor heating installed, needs connection to a source (air or geothermal)

* Sanitation via septic tank

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