

Detached Charentaise property with beautiful gardens and swimming pool. 3 bedrooms , 2 bath . Dependances .

EXCLUSIVE



INFORMATION

Town:	Nantillé
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	8242 m2

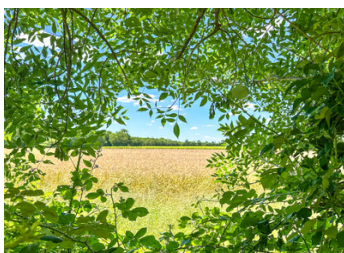
IN BRIEF

Set in the beautiful Charente maritime , the property is in the renowned 'Golden Triangle ' with quick access to 3 main towns of Cognac , Saintes and Saint Jean D'Angely and the coast .

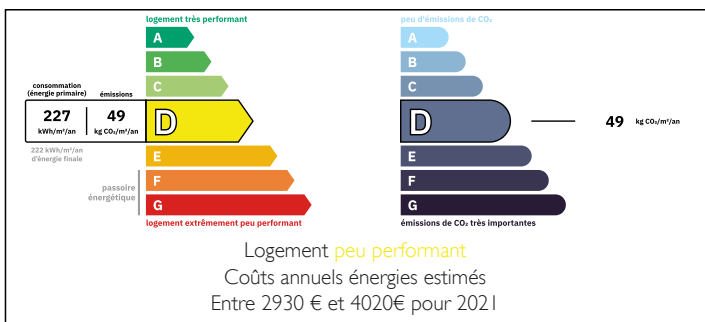
The Charentaise house offers a welcoming entrance hall with WC , a large Salon with a woodburner and french doors to garden , Kitchen / dining room with laundry room opening to a private terrace . 3 large bedrooms and an office currently used as a bedroom on the first floor , one with modern ensuite plus a second modern family shower room. A large modern pool with covered terrace area ; with water heating system .

Mature and well planted gardens surround the property with a gated access and hedges to maintain privacy .

The house has been renovated over the last 20 years...



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.



DESCRIPTION

Entering the grounds through large double gates .

The house in more detail :

Ground Floor

Entrance : 10m² with staircase .

WC : 2m²

Salon : 29m² with woodburner and french doors opening to rear garden.

Kitchen / Dining: 28m² - Fully fitted quality kitchen with laundry room . Doors to outside terrace and pool area .

First floor :

Hallway leading to :

Bedroom 1 : 20m² with Ensuite shower room with WC .

Bedroom 2 : 12m²

Bedroom 3 : 10m²

Office : 6m²

Family Shower room with WC : 7m²

Exterior : Gardens wrap round the house on 3 sides - with well planted and established trees including many fruit trees .

Large swimming pool with heating system , terracing and covered dining area .

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES

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