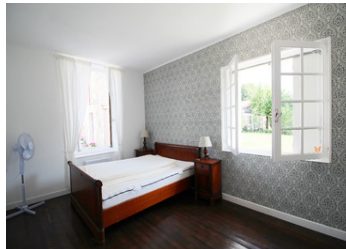


Gorgeous house with brand new pool and gite potential

EXCLUSIVE



INFORMATION

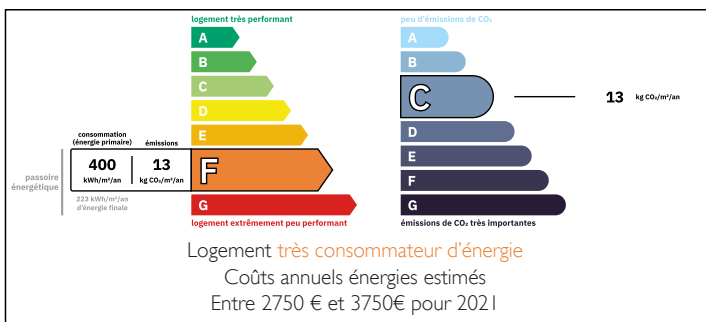
Town:	Paillé
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	121 m2
Plot Size:	3000 m2

IN BRIEF

A private drive leads to this stunning detached stone house, featuring three bedrooms (including one on the ground floor) and four bathrooms.

The property is encircled by a beautifully maintained garden, which includes multiple outbuildings. These outbuildings have received planning permission for conversion

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

Ground Floor:

Living Room: Spacious 29 m² room featuring a cozy fireplace.

Kitchen: 18 m² with fitted units and double doors leading to the terrace.

Utility Room: Convenient 5.5 m² space for additional storage and appliances.

Shower Room: 5 m², equipped with a shower, toilet, and sink.

Bedroom: Comfortable 16 m² room with an ensuite shower room.

First Floor:

Bedroom 1: Generous 20 m² with an ensuite shower room.

Bedroom 2: Cozy 11 m² with its own ensuite shower room.

Outbuildings:

Renovation Project:

Ground Floor: Approximately 50 m².

First Floor: Approximately 50 m².

Features: Concrete floors and drainage pipework installed, with new windows ordered and included in the sale.

Barn:

Size: Approximately 100 m².

Planning Permission: Approved for conversion into multiple properties.

Carport: Approximately 60 m², ideal for covered parking.

Open-Fronted Barn: Approximately 200 m², featuring a metal roof.

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