

## Impressive renovated Charentaise house, 4 bedrooms, outbuildings, & additional land, near Saint Jean D'Angely



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Fontenet          |
| Department: | Charente-Maritime |
| Bed:        | 4                 |
| Bath:       | 4                 |
| Floor:      | 183 m2            |
| Plot Size:  | 6393 m2           |

## IN BRIEF

Situated in a pretty hamlet, close to the popular town of Saint Jean d'Angely, this four bedroom property has been well renovated. South-facing the house overlooks the gardens and is bright and luminous inside.

It consists of a bedroom/dining room on the ground floor, a dressing room and additional toilet, an office, a shower room, a very cosy living room with central fireplace and wood burner, a fully equipped kitchen, and a laundry room.

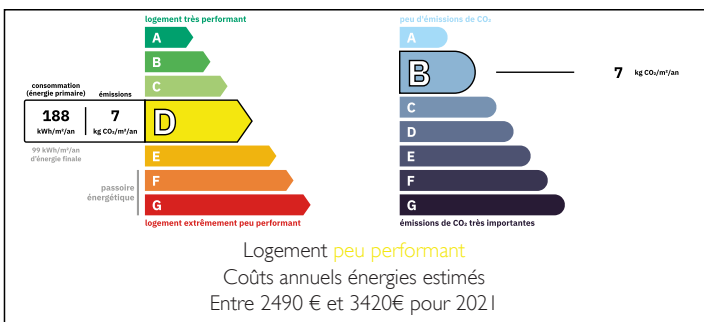
Attached garage and a large workshop/barn. There is also an additional barn to renovate.

Double glazed windows in solid oak, insulated double brick walls, air/water pump heating, electricity less than 15 years old.

Wifi, water softener, septic tank need to be modernized.

Well maintained garden, extensive driveway with mature shrubs, trees & a river channel with ample private parking. Just up the lane from the main

## 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: 105 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The house in more detail :

GROUND FLOOR :-

ENTRY HALL: 12.9m<sup>2</sup>

SALON 1/ BEDROOM 1: 30.1m<sup>2</sup> with fireplace

SALON 2: 29.0m<sup>2</sup>

KITCHEN: 27.3m<sup>2</sup> fully equipped, with fireplace, doorway to salon and second doorway to utility room

BACK KITCHEN: 15.8m<sup>2</sup>

SHOWER ROOM: 3.5m<sup>2</sup> with bidet

WC: 1.5m<sup>2</sup>

FIRST FLOOR:-

HALLWAY: 9.7m<sup>2</sup>

BEDROOM 2: 19.2m<sup>2</sup>, with en suite shower room and WC: 6.0m<sup>2</sup>

BEDROOM 3: 11.8m<sup>2</sup>

BEDROOM 4: 14.6m<sup>2</sup>

BATHROOM: 10.6m<sup>2</sup>

WC: 2.5m<sup>2</sup>

GARAGE: 113.0m<sup>2</sup>, attached to back of house

CAVE/CELLIER: 6.3m<sup>2</sup>

ATTIC: two large rooms with possibility to renovate.

ADDITIONAL PLOT OF LAND WITH BARN: 570m<sup>2</sup> terrain and stone barn of 40.0 m<sup>2</sup> to renovate.

COVERED TERRACE

TERRACE

Long driveway, expansive garden with mature fruit trees, trees, mature shrubs and river, some areas possible for a swimming pool.

20 year old poplar trees.

All measurements are approximate.

Viewing is strictly by appointment only, with Mrs Louise Power of Leggett Immobilier International.

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