

Lovely four bedroom property with two gites and spacious garden.



INFORMATION

Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	7
Bath:	5
Floor:	400 m ²
Plot Size:	4300 m ²

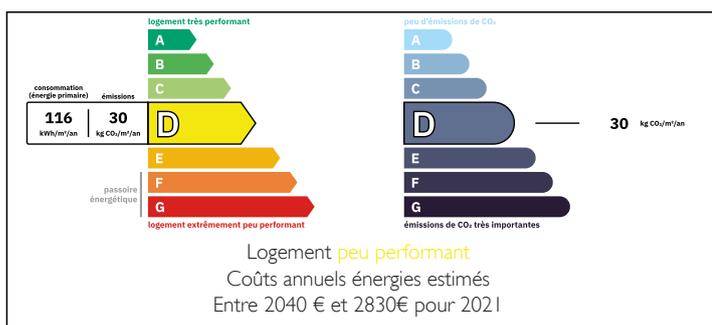
IN BRIEF

This property offers great potential for those looking to live and work in France with the possibility of an income.

The market town of Néré is just 5 km away, offering basic commerce.

Budget flights are available from La Rochelle (95km), Poitiers (98km), Limoges (130km), and Bordeaux (180km). The west coast beaches are just over an hour away by car.

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

Main House:

Ground Floor:

A 24m² fully fitted kitchen with plenty of power points and a log burner.

A 37m² dining room with a log burner.

A spacious 38m² lounge with a log burner.

A large 38m² summer room, which could be converted into an independent living space. It features a mezzanine floor, doors leading to the garden, plumbing for a shower, and a log burner for extra warmth.

First Floor:

Four bedrooms: 20m², 12m², 18m², and a 38m² master bedroom that includes a spa bath, shower, and toilet.

A 6m² shower room.

2-Bed Gite:

Ground Floor:

A 45m² open-plan kitchen/living area with a log burner.

First Floor:

Two 19m² bedrooms, plus a separate shower room and toilet.

1-Bed Gite:

Ground Floor:

A 33m² open-plan kitchen/living area with a log burner.

First Floor:

A bedroom with an en-suite shower room and toilet.

Property Features:

LOCAL TAXES

Taxe foncière: 2166 EUR

Taxe habitation: EUR

NOTES