

Detached renovated 5 bed stone house with 4 baths, pool, large stone barn, garage, garden and a small wood.

EXCLUSIVE



INFORMATION

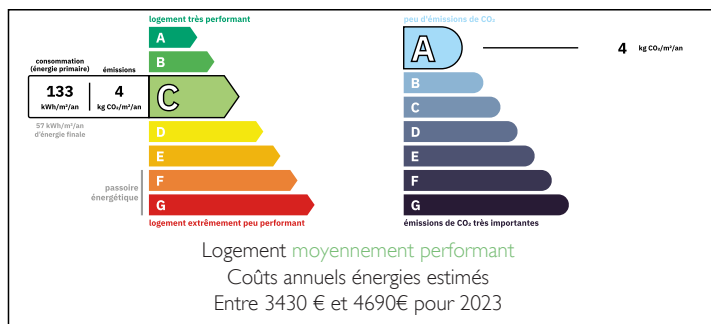
Town:	Pérignac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	333 m2
Plot Size:	8300 m2

IN BRIEF

This delightful south facing charentaise house is immaculately presented throughout! Suitable as a family home or for anyone wishing to start a bed and breakfast business. Tucked away on a no through road in a quiet hamlet, this attractive property offers peace and quiet and yet has all amenities which are within easy reach, being just 1.8km from a village with a bakery and restaurant! The house has 5 bedrooms, brand new fitted kitchen, large spacious living room, dining room, 2 bathrooms and 2 en suite shower rooms. The house also boasts a huge barn, garage and car port, along with extensive gardens and its own wood. The town of Pons is a short drive away where you have a large supermarket, restaurants, doctors, schools, railway station with links to the TGV at Bordeaux and Angouleme. At Pons you...



ENERGY - DPE



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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

This immaculate house with exposed stone walls and beams is fully double glazed, has central heating via pompe a chaleur and a water softener. It comprises

On the ground floor:-

Entrance hall (13.35m²) with exposed stone walls, tiled floor and stairs to the first floor.

Dining room (34m²) A very light room with dual aspect windows. Parquet floor and high ceilings.

Kitchen (32m²) A large and airy room with a brand new fitted kitchen. With integrated induction hob, steam oven, oven, dishwasher, full size fridge and full size freezer. Island to provide more work surface.

Lounge (40m²) A beautiful room with exposed stone walls and beams with a fitted wood burning stove. Double height ceiling with exposed beams. Parquet floor.

Office (25m²) with its own private entrance. Beamed ceiling and parquet floor.

Stairs lead up to a mezzanine (25m²) overlooking the lounge.

Rear hallway (3.4m²)

Bedroom 1- (18m²) again this room has its own private entrance, tiled floor and beamed ceiling.

From this room you can access the cellar (33m²) with a concrete floor where this is a well with a pump, storage and VMC.

Shower room- (6.4m²) with WC, wash hand basin and walk in shower.

Utility room (16m²) with tiled floor, sink and storage space.

Boiler room (15m²) with technic for pompe a chaleur heating system, water softener, storage and door leading to the garden.

Upstairs:-

Landing (9 m²) with wooden floor.

Master bedroom (32m²) with fitted wardrobes, exposed beams and original floor boards. Velux windows to allow more light. Lots of storage space with an ensuite shower room (9.5m²) with a...