

## Beautiful South-Facing Charentaise house offering Charm – Lifestyle and Business Combined



## INFORMATION

Town:	Pérignac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	333 m <sup>2</sup>
Plot Size:	8300 m <sup>2</sup>



## IN BRIEF

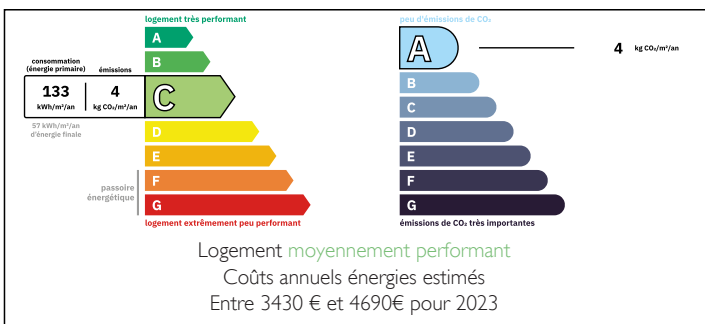
This delightful south-facing Charentaise house is immaculately presented throughout, making it ideal as a spacious family home or for anyone wishing to run a bed and breakfast.

Tucked away on a quiet no-through road in a peaceful hamlet, the property offers calm and privacy, yet is only 1.8 km from a village with a bakery and restaurant.

The house features 5 bedrooms, a brand-new fitted kitchen, a large light-filled living room, a dining room, 2 bathrooms, and 2 en suite shower rooms. Outside, it boasts a huge barn, garage, car port, extensive gardens, and its own private woodland—perfect for outdoor living or further development.

Just a short drive from the historic town of Pons, you'll find supermarkets, restaurants, doctors, schools, and a railway station with links to the TGV at Bordeaux and Angoulême. The nearby A10 motorway also ensures easy access...

## 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.



## 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 (13.35m<sup>2</sup>) with exposed stone walls, tiled floor and stairs to the first floor.

Dining room (34m<sup>2</sup>) A very light room with dual aspect windows. Parquet floor and high ceilings.

Kitchen (32m<sup>2</sup>) 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 (40m<sup>2</sup>) A beautiful room with exposed stone walls and beams with a fitted wood burning stove. Double height ceiling with exposed beams. Parquet floor.

Office (25m<sup>2</sup>) with its own private entrance. Beamed ceiling and parquet floor.

Stairs lead up to a mezzanine (25m<sup>2</sup>) overlooking the lounge.

Rear hallway (3.4m<sup>2</sup>)

Bedroom 1- (18m<sup>2</sup>) again this room has its own private entrance, tiled floor and beamed ceiling.

From this room you can access the cellar (33m<sup>2</sup>) with a concrete floor where this is a well with a pump, storage and VMC.

Shower room- (6.4m<sup>2</sup>) with WC, wash hand basin and walk in shower.

Utility room (16m<sup>2</sup>) with tiled floor, sink and storage space.

Boiler room (15m<sup>2</sup>) with technic for pompe a chaleur heating system, water softener, storage and door leading to the garden.

Upstairs:-

Landing (9 m<sup>2</sup>) with wooden floor.

Master bedroom (32m<sup>2</sup>) with fitted wardrobes, exposed beams and original floor boards. Velux windows to allow more light. Lots of storage space with an ensuite shower room (9.5m<sup>2</sup>) with a...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES