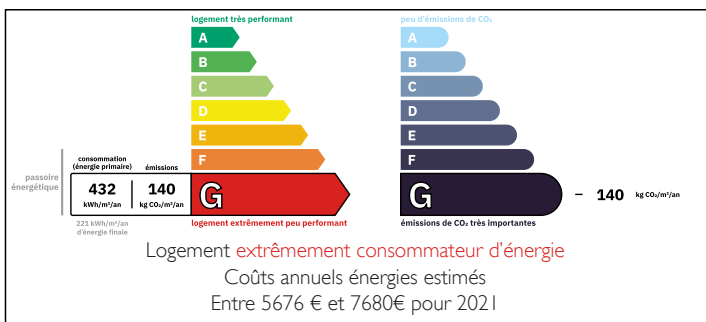


Stunning 4 bedroom house with pool and 2 attached barns with development potential in the attic.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Orignolles
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	188 m ²
Plot Size:	13686 m ²

IN BRIEF

Not to be missed, this beautifully renovated house is on the market after being a much loved family and holiday home for nearly 20 years and is full of character and charm.

The house offers large and bright rooms across the ground floor and a huge attic space on the first floor with full height beams that could be converted to make additional living spaces and bedrooms.

Outside there is private gated entrance leading to the large, fully enclosed gardens, a private courtyard and covered terrace and a fabulous pool area.

The house is well located only 5 minutes from the town of Montguyon and its various amenities (supermarket, restaurants, bakery, butcher, bank) 50 minutes from Bordeaux airport and 1h20 to the Atlantic coast.

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

Ground Floor

- Entrance hall/ study - 12m²
- Kitchen - 21m²
- Living room - 38m²
- Family bathroom (shower, bath, basin, WC) - 21m²
- Bedroom 1 - 28m²
- Bedroom 2 - 23m²
- Bedroom 3 - 17m²
- Bedroom 4 - 17m² - with ensuite shower room (shower and basin)

Barn 1

- Ground floor - 33m²
- First floor - 70m² (full head height)

Barn 2

- Ground floor - 40m²
- First floor - 73m² (full head height)

Barn 2

- Ground floor only - 80m²

Outside

Pool - 12 x 6m (salt)

*Heating via wood-burner and electric

*Sewerage via septic tank

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

LOCAL TAXES

Taxe habitation: EUR

NOTES