

Four bedroom house with land and outbuildings, in a quiet location near Mirambeau and the Gironde estuary.



INFORMATION

Town:	Semoussac
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	130.42 m2
Plot Size:	4814 m2



IN BRIEF

Situated in a peaceful hamlet with just one other adjoining house, this property is in a quiet and tranquil street with stunning views of the countryside.

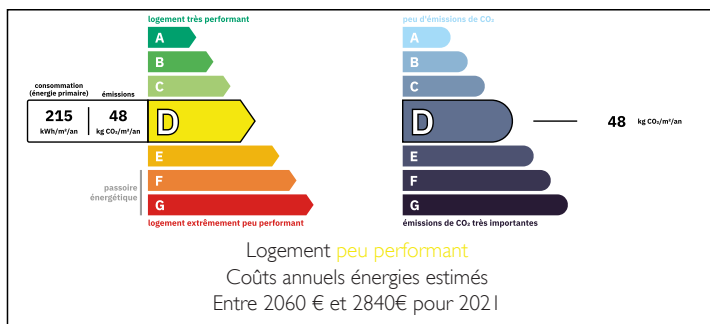
The house offers on the ground floor a large living room/ dining room with fireplace, a large kitchen, a back kitchen/pantry with access to the large garage and the two floored attic, a shower room & WC and a practical ground floor bedroom.

On the first floor are three more spacious bedrooms and WC.

The exterior offers a front stone terrace, a rear stone terrace with covered area, a fully fenced maintained rear garden with mature shrubs, trees, fruit trees, additional private exterior parking, fully fenced rear garden & extensive field/meadow.

Conveniently situated 1 km from the village of Semoussac, 5km from the town of Mirambeau with its bars, restaurants, shops, large supermarket & commercial zone...

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

The property in more detail:

GROUND FLOOR:-

(tiled floors throughout)

BEDROOM 1: 12.6 m²

SHOWER ROOM: with sink, bidet and shower

LIVING ROOM/ DINING ROOM: 31.3 m² with open fireplace and staircase to access the first floor

KITCHEN: 17.9 m² fully equipped with electric oven and gas hob

REAR KITCHEN: 18.0 m², with sink, shelving, white goods, including second gas oven, with door to garden

WC: 1.6 m²

SHOWER ROOM: 4.40 m² with sink, shower and WC

STORAGE ROOM: 15.6 m², with cement floor, shelving, cupboards and stairs to attic

LOCAL TAXES

Taxe habitation: EUR

FIRST FLOOR:-

(well maintained wood floors throughout)

BEDROOM 2: 14.9 m², with built in wardrobes

HALLWAY: 1.9 m²

WC: 3.4 m², with sink and toilet

BEDROOM 3: 11.8 m²

HALLWAY: 2.3 m², south facing

BEDROOM 4: 12.1 m², south facing

ATTIC: 36.2 m², on first floor accessed via a staircase in the storage room

NOTES

OUTBUILDINGS:-

GARAGE: 42.1 m² with cement floor and double doors to country road and side door to back garden

ROOFED LEAN TO: 13.25m²
7.0 m²

FRONT TERRACE: 26.0 m², tiled and walled

BACK TERRACE: 30.1 m², tiled and walled with outdoor shelves and covered area

WOODEN SHELTER 1

WOODEN SHELTER 2

TOTAL LAND PLOT: 4814 m² of land including a fully fenced south-facing garden with mature trees, fruit trees and shrubs, and large field/meadow