

Traditional Charentaise property, 2 detached houses, 10 bedrooms, swimming pool, 10 mins from Pons.



## INFORMATION

Town:	Saint-Palais-de-Phiolin
Department:	Charente-Maritime
Bed:	10
Bath:	4
Floor:	291 m <sup>2</sup>
Plot Size:	8584 m <sup>2</sup>

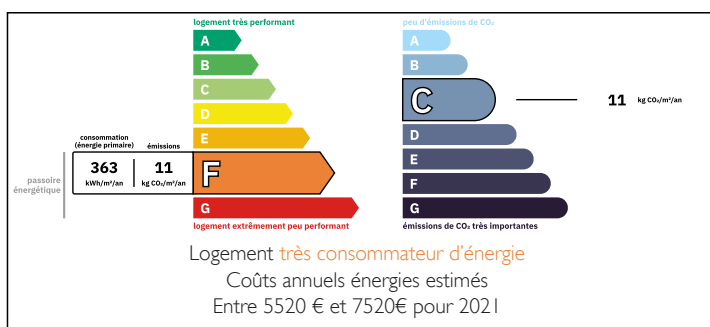
## IN BRIEF

Situated in a quiet and pleasant hamlet near the charming village of Saint-Palais-de-Phiolin, this Charentaise house offers 291 m<sup>2</sup> of living space set in 8584 m<sup>2</sup> of fully enclosed, well-kept grounds. Formerly used as a gîte and family home, this property benefits from traditional features, which have been lovingly restored. With enormous business and commercial potential.

This Charentaise stone property consists of 2 separate buildings:- 1. Detached 2 storey house with kitchen diner, WC, 2 bedrooms and shower room. 2. Three connected 2-storey dwellings, previously gites. Gite 1 with two bedrooms, 2 spare rooms, kitchen diner, shower room and WC. Gite 2 with two bedrooms, kitchen diner, shower room and WC. Gite 3 with three bedrooms, kitchen diner, shower room and WC.

Access is via an attractive gravelled entrance driveway leading to both of the properties and an

## 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

The property in more detail:

Detached house:-

Ground floor: living/dining room with wood burner, fully equipped kitchen, WC, bedroom 1

1st floor: hallway, bedroom 2, shower room and WC

Gite 1:

Ground floor: kitchen diner with wood burner, shower room, WC.

1st floor: hallway, bedroom 3, Bedroom 4, WC

Gite 2:

Ground floor: kitchen/diner with wood burner, hallway, shower room and WC, utility room

1st floor: hallway, bedroom 5, bedroom 6, office/spare room, WC

Gite 3:

Ground floor: kitchen diner, shower room and WC

1st floor: hallway, bedroom 7, bedroom 8, bedroom 9.

Outbuildings and Exterior:

Storage room, workshop, awning

Park, gardens and 2 wells

In-ground swimming pool with sand filtration

Key Features:

PVC double-glazed windows

Wooden shutters

Fiber-optic internet connection

3 Wood burners and electric heating

Conforming Sanitation system: 2 septic tanks

All measurements are approximate.

Viewings are by appointment only, with Louise Power of Leggett Immobilier International.

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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