

## Charming former priest's house with heated pool and stunning views



## INFORMATION

Town:	Pommiers-Moulons
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	207 m <sup>2</sup>
Plot Size:	1480 m <sup>2</sup>

## IN BRIEF

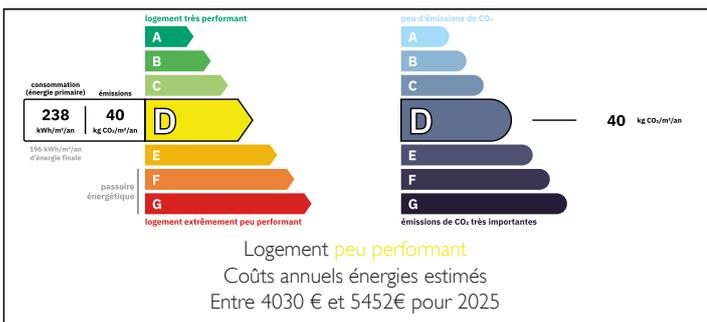
This former priest's house is located in a charming rural hamlet with stunning views across the surrounding valley.

Inside the rooms are spacious with high ceilings and original features throughout. There are 2 good sized bedrooms on the ground floor and 2 further bedrooms in the converted attic. The rest of the ground floor comprises a fabulous double-ended entrance hall, living room, dining room, kitchen, study, sun room, bathroom with separate WC, shower room with WC, utility room and wine cellar. Upstairs there is large attic space yet to be converted.

Outside there is a large garage with attic space is attached to the main house, a lovely heated salt pool with electric cover and a mature enclosed garden.

The house is well located just 10 minutes from the

## 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

### Ground Floor

- Entrance hall - 22m<sup>2</sup>
- Living room - 29m<sup>2</sup>
- Dining room - 16m<sup>2</sup>
- Kitchen - 11m<sup>2</sup>
- Bedroom 1 - 12.8m<sup>2</sup>
- Dressing area - 6m<sup>2</sup>
- Bedroom 2 - 12.8m<sup>2</sup>
- Shower room with WC - 6.7m<sup>2</sup>
- Bathroom - 4.4m<sup>2</sup>
- Separate WC
- Sun room - 10m<sup>2</sup>
- Study - 8.6m<sup>2</sup>
- Wine cellar - 7m<sup>2</sup>
- Utility/ boiler room - 8.8m<sup>2</sup>

### First floor

- Bedroom - 20m<sup>2</sup>
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- Attic space to convert - 35m<sup>2</sup>

### Outside

- Salt pool heated via air source heat pump
- Garage with attic space - 54m<sup>2</sup>

\*Roof completely redone in 2024

\*Heating via oil and wood

\*Double glazed and insulated

\*Sewerage via septic tank

\*ALL MEASUREMENTS ARE APPROXIMATE\*

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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