

Beatiful 4 bedroom stone house with two-bedroom stone gite, outbuildings and garden in lovely setting.

EXCLUSIVE



INFORMATION

Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	189 m2
Plot Size:	1585 m2

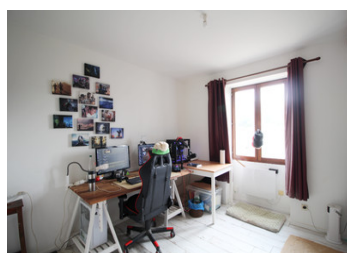
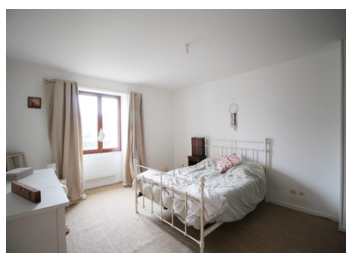
IN BRIEF

This beautifully renovated 4-bedroom stone house offers a blend of modern comfort and timeless character, set in a peaceful garden with stunning countryside views. With double glazing throughout, a new reversible heat pump (2023), and a recently installed septic tank (2024), the home is move-in ready and energy-efficient.

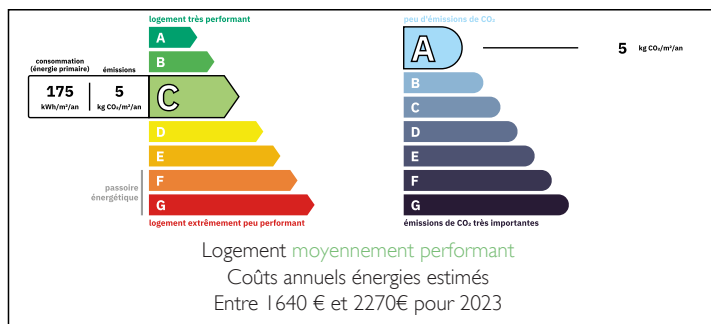
A separate 2-bedroom stone gîte with private access has been tastefully updated and requires just a few finishing touches to welcome guests -perfect for family, friends, or rental income opportunities.

The property also boasts a variety of stone outbuildings, including a charming bakehouse with a bread oven, a large hangar, and an outhouse with a covered terrace, ideal for dining al fresco while enjoying the picturesque surroundings.

Whether you're seeking a tranquil family home, a



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

Main House

Ground Floor:

Spacious open-plan living area (57.6 m²) combining kitchen, dining, and living spaces, filled with natural light and heated by a modern reversible heat pump. Shower room with WC (2.5 m²). Practical utility room (2 m²).

First Floor:

4 bedrooms: Bedroom 1 (17 m²), Bedroom 2 (10 m²), Bedroom 3 (9 m²), Bedroom 4 (9 m²). Modern shower room with WC (5 m²).

Gîte (Guest House):

Ground Floor:

Light-filled living room (37 m²) with travertine floors, updated windows, and new electrics. This room has got all the connections ready to install the kitchen of your own choice.

First Floor:

2 bedrooms: Bedroom 1 (11 m²), Bedroom 2 (12 m²).

Brand new shower room (5.8 m²), a sink still needs to be installed.

Separate toilet

Outdoor Features:

Private garden with fruit trees, a well, and expansive lawn areas.

Old stone bakehouse (28 m²) with a new roof and concrete floor - perfect as a workshop, artist's studio, or even a spa.

Large hangar (approximately 100 m²) offering plenty of storage or parking space. Large and high enough for a camping car.

Outhouse with a covered dining terrace overlooking the fields - ideal for outdoor gatherings.

Additional stone outbuildings for storage or creative

LOCAL TAXES

Taxe foncière: 750 EUR

Taxe habitation: EUR

NOTES