

Beautiful 3 bed character house with "loft", garden & garage. Near village with amenities, 10 mins from Blaye

EXCLUSIVE

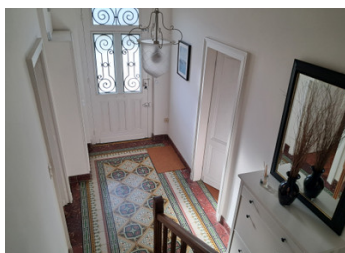


INFORMATION

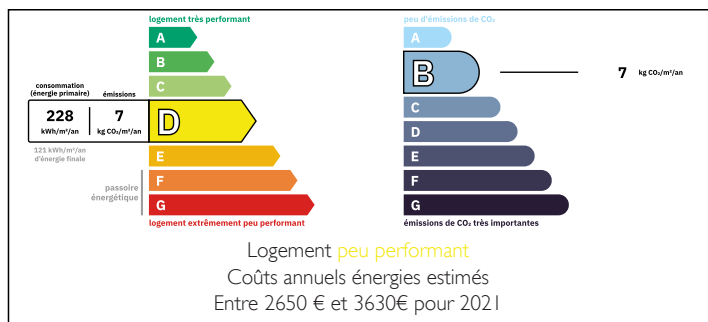
Town:	Blaye
Department:	Gironde
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	1298 m2

IN BRIEF

EXCLUSIVE! A stunning and original well maintained character stone property, around 140m2 in main house plus "loft" around 50m2. Entrance, lounge, dining room, kitchen & back kitchen, utility room, 3 bedrooms, 2 shower rooms in main house plus 'loft' studio with balcony & separate entrance, ideal for extra accommodation or workspace. Large garage, enclosed garden with well, plus separate plot of land. 2km from the village of Cartelègue, 10 mins from Blaye.



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

Situated a 2 minute drive from a lovely village with amenities, this is an impeccable stone property with loads of character. Built around 1940, the house comprises entrance hall 10m² with beautiful original floor tiles, wc with sink, a cosy lounge 24m² with stunning fireplace and lovely wooden floors, dining room 21m² with wood burning stove and exposed stone walls, fitted kitchen leading to second kitchen area totalling around 18m², laundry room, and shower room with wc.

Upstairs a landing area leads to 3 bedrooms (master bedroom over 20m² with fitted wardrobes, 2 further bedrooms 11 & 10m²) shower room with double sink, separate wc with wash basin.

There is also a separate 'loft' around 52m² (plus extra area around 25m²), which would make an ideal apartment or studio, with its own balcony and separate entrance (also accessible via a staircase from the house).

The enclosed garden is around 400m² with a large garage 35m² with cellar area, plus there is a separate plot of land around 860m² accessed via a second gate.

The house is light and airy, with a lovely warm, homely feel, maintaining its original features, with high ceilings and beautiful double glazed windows and is in very good condition having been very well cared for. Conforming septic tank.

The estuary town of Blaye is less than 10 minutes drive, the local village of Cartelègue is 2 minutes away and has grocer's shop, doctor, pharmacie, school, etc. The coast of Charente Maritime is...

LOCAL TAXES

Taxe habitation: EUR

NOTES