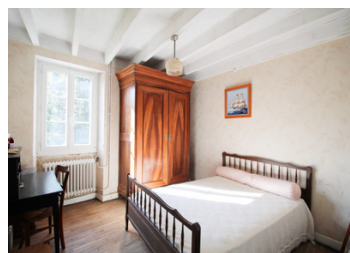


Blue shuttered longère with lots of space inside and out.



INFORMATION

Town:	Saleignes
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	3833 m2

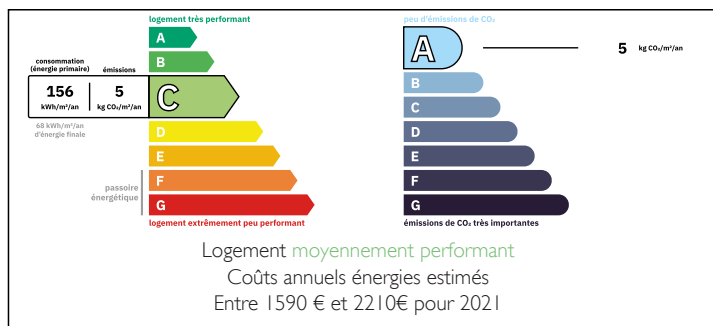
IN BRIEF

Lovely detached house with original features and large parkland garden. The property benefits from double glazed windows and a heat pump.

There's a large living room and kitchen with terrace to the garden. There are two/three bedrooms on the ground floor and two bedrooms upstairs. It would be possible to create more bedrooms in the attic.

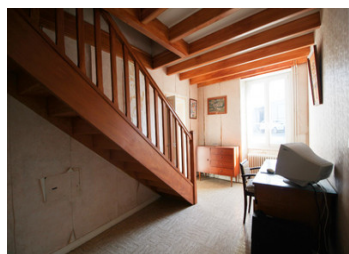
The property also benefits from a workshop and a garage.

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.



LOCAL TAXES

Taxe foncière: 923 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property in further detail :

Ground floor :

Entrance into the living room (40 m²) with open fire place

Kitchen (26 m²) with patio door to a terrace facing West, for those lovely evening meals in the sunset.

Utility room (14 m²) with separate shower and toilet

Hallway (15 m²)

Bedroom 1 (11 m²)

Bedroom 2 (10 m²)

Office or third bedroom (12 m²) with double doors to the garden

Separate toilet

Bathroom with shower, sink and jacuzzi bath

First floor :

Landing (8 m²) with separate toilet

Bedroom 4 (15 m²)

Bedroom 5 (12 m²)

There are two large attics (41 m² and 18 m²) that have the potential to be converted into more bedrooms

Outbuildings :

Garage (64 m²)

Workshop/garage (28 m²)

Garden

Parking area in front of the house, facing East

Parkland garden with fullgrown trees and orchard at the back of the house, facing West

In total the garden covers about 3830 m², including the footprint of the buildings.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>