

Fabulous 5 bed character house with attached gîte, swimming pool and enclosed garden



## INFORMATION

Town:	Mérignac
Department:	Charente-Maritime
Bed:	8
Bath:	3
Floor:	353 m2
Plot Size:	11194 m2

## IN BRIEF

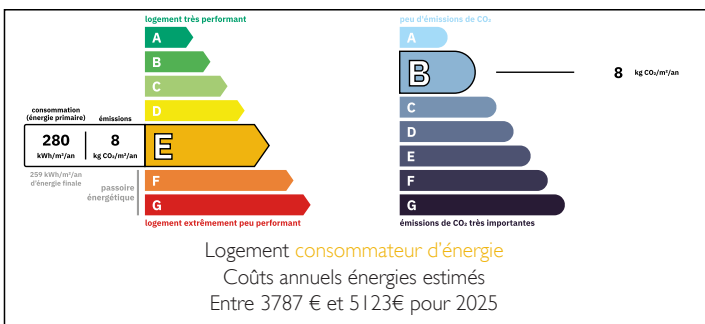
This handsome character house is packed full of character features and French charm. The property comprises a 5 bedroom main house with attached 3 bed house/ gîte with independent entrance, large enclosed garden and lovely swimming pool as well as a good sized attached barn/ garage.

In the main house there is a beautiful entrance hall and spacious living room, kitchen, study (or bedroom), shower room, WC, boot room and utility area. On the first floor are 4 bedrooms, WC, shower and bath. There is also a good sized double height attic ready for further conversion. The attached gîte is ready to go with a fabulous open plan ground floor comprising a kitchen, living/ dining room and 3 bedrooms on the 1st floor. Outside the large garden is fully enclosed with 2 gated entrances.

Situated in a...

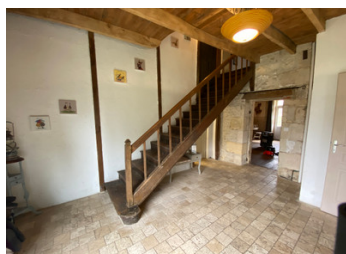


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1900 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Main house - ground floor

- Open plan kitchen/ dining room 34 m2
- Entrance hall 19m2
- Sitting room 31m2
- Boot room 15m2
- WC
- Bedroom 1/ office 17.5m2 with enclosed shower room (4.5m2)
- Utility room with doors to garden 38m2

First floor

- Landing 14m2
- Bedroom 2 15.8m2
- Bedroom 3 12.7m2
- Bedroom 4 16.7m2
- Bedroom 5 9m2
- Shower room 2.2m2
- Bathroom 3.15m2
- Separate WC
- Attic space for conversion - 65m2

Gite (102m2 total)

- Ground floor - open plan kitchen/ dining/ living room 53.5m2
- First floor - 3 bedrooms, 1 shower room with WC

Outside

- Attached barn 74m2
- Swimming pool, chlorine 8m x 4m

\* Drainage via septic tank

\* Heating via wood burners

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