

Detached 4 bedroom village house, 2 attic rooms, double garage, swimming pool, 4225m land, needs modernising



INFORMATION

Town:	Cravans
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	224 m2
Plot Size:	4225 m2

IN BRIEF

This spacious 190 m² property offers huge potential thanks to its unique features & generous 4225 m² plot. Situated in a peaceful setting, it has 5 bedrooms, 3 of which are on the ground floor, one with sink & shower, ideal for a family or for entertaining friends. The two bathrooms and three WCs provide extra comfort for everyday living.

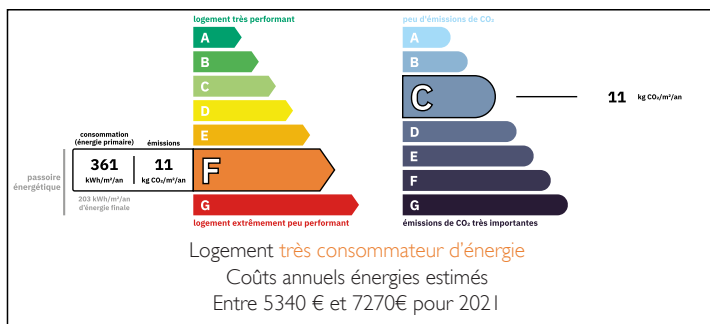
An additional kitchenette on the ground floor & 2 attic rooms, currently used as bedrooms, with one ensuite shower room, could provide additional living space.

The south-facing aspect ensures plenty of light throughout the day, while the swimming pool could add a touch of relaxation & leisure to this outdoor space.

Although the house is in need of renovation, it has undeniable charm, with its architecture dating back to 1850. A number of features require attention, including the single glazed...



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 habitation: EUR

NOTES

DESCRIPTION

The property in more detail:-

Ground floor:

Entrance into a bright veranda leading to a spacious fitted kitchen.

Hallway into a shower room and separate WC, Bright and spacious living room with wood burning fireplace, leading to a double bedroom with fitted wardrobes

Second front access to double bedroom two with sink and shower, up steps to a bathroom a separate WC, a rear veranda and access to the back garden and pool

Hallway to double bedroom three with wood burning fireplace, leading to a room with kitchenette and separate side access to the country lane.

First floor:

Stairs in the kitchenette leading to a mezzanine room and a shower room with WC

Two attic bedrooms with good head height - one with twin beds and the second with twin beds and a double bed.

Outbuildings and exterior:

Pool cabin housing the pump and filter

Double garage with large front stone terrace

In-ground swimming pool with stone terrace

Functioning well at the rear of the back garden

Key features:

Electric wall heaters and two functioning fireplaces

Fibre optic internet connection available

Septic tank system, electrics and plumbing require updating

Viewing is strictly by appointment only with Louise Power and Leggett Immobilier International

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