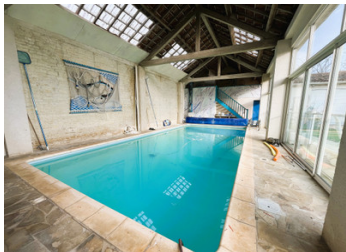


Maison de Maître + Gite near Surgères, ideal B&B business



INFORMATION

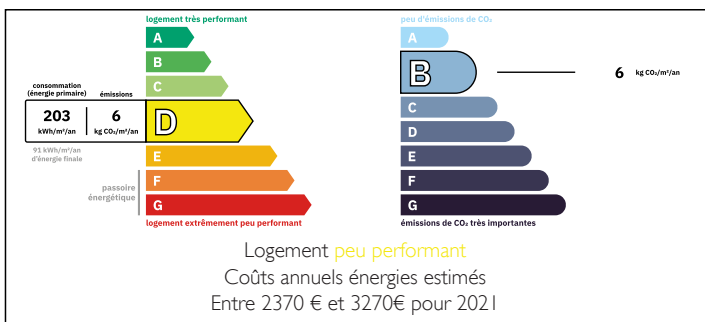
| | |
|-------------|-------------------|
| Town: | Saint-Mard |
| Department: | Charente-Maritime |
| Bed: | 6 |
| Bath: | 4 |
| Floor: | 480 m2 |
| Plot Size: | 2200 m2 |



IN BRIEF

This stunning house consists of several functional, spacious, and luminous rooms. Upon entering, you will be welcomed into a hallway that leads to a cozy TV lounge and a large, bright dining room, perfect for hosting family and friends, followed by a second large living room.

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

The functional and equipped kitchen opens onto a very pleasant summer lounge, creating a convivial and unique living space. On the ground floor, you will also find a bedroom with a shower room, WC, and a laundry room.

Upstairs, you will discover five additional spacious and well-organized bedrooms (two of which have water points). A study, two bathrooms, two WCs, and a shower room complete the interior spaces.

The house also benefits from a communicating space with a living area featuring a impressive fireplace and a large mezzanine.

The property includes a small independent house/gite, offering many possibilities for development, ideal for hosting guests or creating a workspace. The garden, entirely enclosed, ensures privacy and serenity. For relaxation, you can enjoy the covered swimming pool, a true asset of this property.

For parking, a garage is available, and for your convenience, the Surgères train station is less than 10 minutes by car, making your daily commutes easy. La Rochelle and the atlantic coast are also reachable within 30 minutes drive.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Please contact us for extra information or a visit!

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