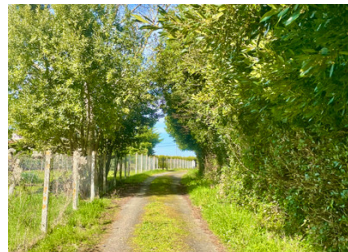


Detached two bedroom bungalow and one bedroom guest accommodation, in a pretty hamlet near Saint Genis.



INFORMATION

Town:	Bois
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	2709 m2



IN BRIEF

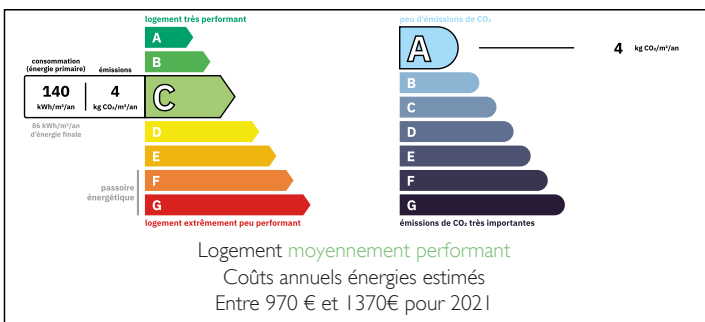
This charming 2 bedroom bungalow is both spacious and practical. In a quiet hamlet just a few minutes drive from the town of Saint Genis de Saintonge with all amenities & only 15 km from the medieval town of Pons and the popular spa town of Jonzac.

A large private driveway leads you to this property leading to a well-established garden & a second smaller garden. The entire plot is fenced, private & unoverlooked.

Composed of a detached single-storey house/ bungalow of 146m² with 2 bedrooms, a large living room with wood stove, a kitchen and a modernized bathroom. In addition, there is an adjoining studio with 1 bedroom, bathroom and kitchenette. Perfect for hosting family and friends, with the added potential for use as a gite.

There is a veranda that runs the length of both sides of the building...

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

MORE PHOTOS AND MAP OF THE PROPERTY ON REQUEST

m€

TECHNICAL INFORMATION

DPE C and A

Brand new air source heat pump installed

Underfloor heating in the kitchen and sitting room

Double glazing and roller blinds throughout

High-performance insulation

Well-maintained roofs

Solar panels

Drainage via a modern conforming septic tank system, installed new in 2024

Fiber Available

Water softener

Tiled floors throughout

LOCAL TAXES

Taxe foncière: 955 EUR

Taxe habitation: EUR

NOTES

The main access to the property is via an electric gate with remote control system and a private tree-lined driveway. There is also an additional rear access gate leading to the rear road of the hamlet.

The main house consists on the ground floor:

Entrance hall: 2.0m², with access to the attic in the main hallway, with storage space

Kitchen: 17.0m², modernised and fully equipped

Bathroom: 7.0m², fully modernised, with walk-in shower, toilet, washbasin and heated towel rail

Living room: 36.0m² with fireplace, modern wood burner and French doors

Bedroom 1: 16.0m² overlooking the veranda, with reversible air conditioning

Bedroom 2: 9.0m² with floor-to-wall fitted wardrobes

Spacious utility room: 18.0m² with an access door to the rear of the garden and double car port.

Adjoining studio: consisting of an equipped kitchenette 4.0m² serving a double bedroom 13.0m² and an en-suite bathroom 3.5m² with bath, sink and toilet.

Adjoining the main house is a covered veranda of