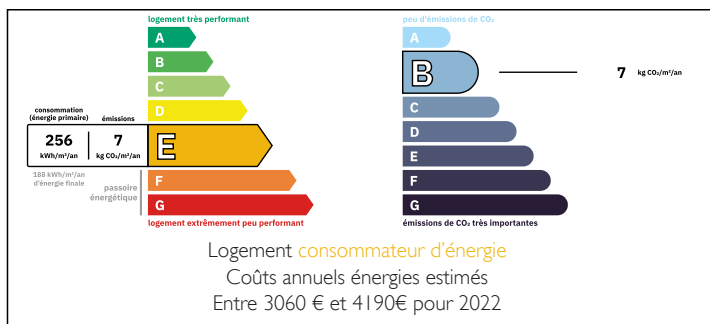


Pretty house with stream & separate apartment . 4 bedrooms / 2 bathrooms . Quiet and calm location . Nr Aulnay



ENERGY - DPE



INFORMATION

Town:	Blanzay-sur-Boutonne
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	217 m2
Plot Size:	2441 m2

IN BRIEF

Set in a small hamlet just 2km from the village and chateau of Dampierre sur Boutonne and 7km from the town of Aulnay , this is a pretty house with a wonderful outlook over private garden and stream with the original lavoir .

A warm welcome into the original tomette tiled entrance with bread oven.

Fitted kitchen open to a living room, with french doors opening to gardens .

A dining room (or potential parental suite) and a WC on the ground floor .

Stairs lead up to a large, bright bedroom, a modern shower room, and a WC, as well as a cozy attic bedroom to accommodate friends or family.

Renovated Apartment:

On the upper floor, a bright apartment recently renovated with a private entrance, comprising of a living room with an equipped kitchen, 2 comfortable bedrooms and a shower room...

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 habitation: EUR

NOTES

DESCRIPTION

The MAIN house in more detail : 172m2

Entrance : 20m2 with original bread oven . WC .

Kitchen : 18m2 with fitted units .

Salon : Doors open to gardens , woodburner .

Dining room : 38m2 .

First floor : Hallway leading to main bedroom : 30m2

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Bathroom with shower and separate WC : 17m2

Staircase to 2nd bedroom 15m2 .

Apartment on first floor :

Large living room with kitchen : 30m2

2 bedrooms : 13m2 and 15m2

Shower room with WC : 5m2

Attached to house are several dependances 160m2 which could be transformed with the right permissions to be extra living spaces .

House has single glazing and will need the septic tank updated .

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