



Ref: A36057JH117 Price: 239 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (227 600 EUR without fees)

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



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.

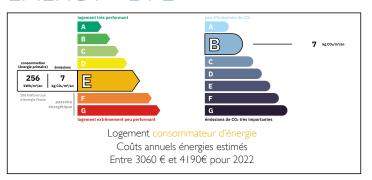
Renovated Apartment:

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...

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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.

ENERGY - DPE





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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

Bathroom with shower and separate WC: 17m2 Staircase to 2nd bedroom 15m2.

Apartment on first floor:

Large living room with kitchen: 30m2

2 bedrooms : I3m2 and I5m2 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