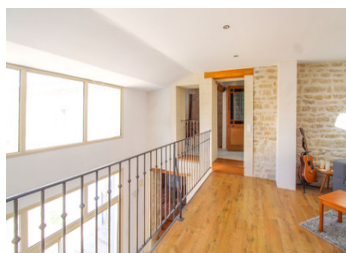


Stylish and characterful 3 bedroom stone house with pool, barn and private garden



INFORMATION

Town:	Nuaillé-sur-Boutonne
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	193 m2
Plot Size:	1221 m2



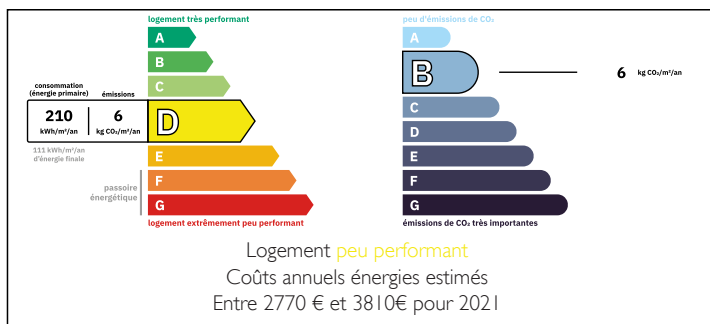
IN BRIEF

This is a lovely house, designed with comfortable living in mind. It has retained a host of original features with a clever use of modern finishes with beautifully restored stone walls and flooring.

The house is set over two floors, with an impressive mezzanine giving a double-height aspect to the living space, which is fronted by full-glazed doors. All areas look out onto the private garden and pool. The dining room (also with doors to the garden) leads onto a pretty and practical garden room. This houses a magnificent bread oven and a fitted BBQ.

Upstairs the decoration theme continues with light filled rooms featuring wooden beams and painted floors. The master suite is large and has a walk in wardrobe and shower room with WC. There are a further two bedrooms and a smaller room currently used...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Heating is provided by a heat exchange system, underfloor heating (on ground floor) and a wood burner. The house is double glazed throughout.

In more detail:

Ground floor
ENTRANCE HALL
LIVING ROM (31m2)
DINING ROOM (25m2)
SHOWER ROOM
UTILITY ROOM (6m2)
WC
KITCHEN (13m2)
GARDEN ROOM

First floor
LANDING
BATHROOM
WC
MEZZANINE LIVING ROOM
MASTER SUITE (30m2) with DRESSING ROOM,
SHOWER ROOM & WC
BEDROOM 2 (11m2)
BEDROOM 3 (11m2)
BEDROOM / STUDY (9m2)

GARAGE/BARN (77m2)
OPEN BARN

POOL (8x4m) Heated and with a retractable cover
GARDEN

All measurements approximate

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