

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



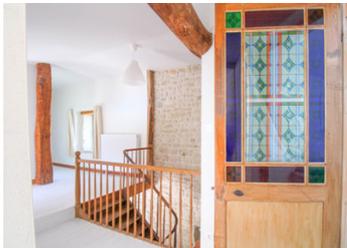
INFORMATION

Town:	Nuillé-sur-Boutonne
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	193 m ²
Plot Size:	1221 m ²



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.

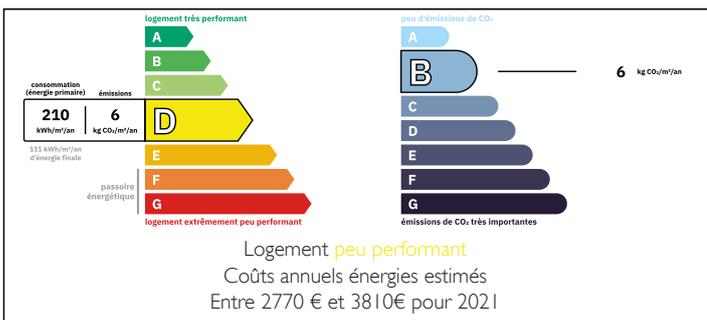


The house is set over two floors, with an impressive mezzanine giving a double-height aspect to the living space, which is fronted by full-glazed doors. All areas look out onto the private garden and pool. The dining room (also with doors to the garden) leads onto a pretty and practical garden room.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



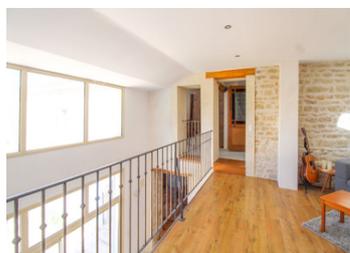
Upstairs the decoration theme continues with light filled rooms featuring wooden beams and painted floors. The master suite is large and has a walk in wardrobe and shower room with WC. There are a further two bedrooms and a smaller room currently used...

ENERGY - DPE



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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.



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 ROOM (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>