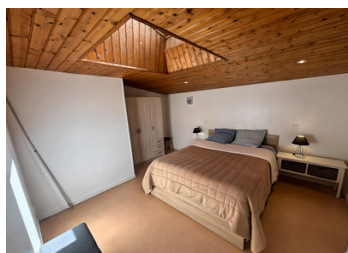


Property with two independent dwellings, outbuildings, and garden.



## INFORMATION

Town:	Marignac
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	279.51 m2
Plot Size:	1572 m2

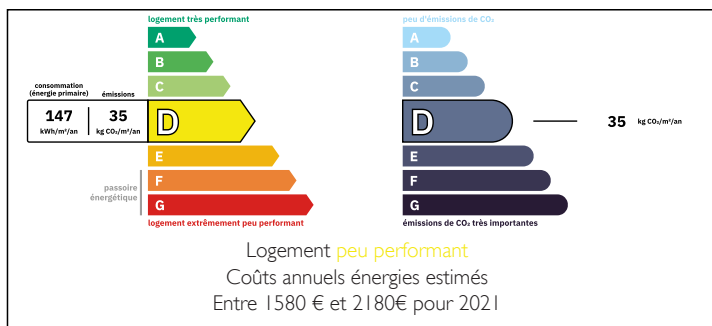


## IN BRIEF

Nestled in a peaceful setting, this charming property features a real estate ensemble comprising two separate dwellings.

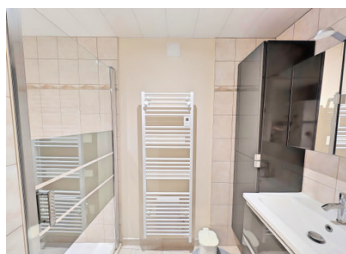
Offering generous living spaces and a wide range of possibilities, it is perfectly suited for a main residence with independent accommodation, a multi-generational family home, a rental investment project, or even a professional or home-based business activity.

## 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

### First House – Comfort and Generous Living Space

Accessed through a welcoming entrance hall, this house opens onto a spacious living area featuring a bright lounge, a separate kitchen, a WC, and a functional laundry room.

Upstairs, a landing leads to four bedrooms, one of which has its own en-suite shower room. A second shower room completes this level, ensuring comfort and privacy for the entire family.

Attached to the house, you'll find a boiler room and a workshop — ideal for DIY enthusiasts or additional storage space.

Outdoors, the property boasts landscaped terraces, a flower-filled, tree-lined garden, and a generous plot of land perfect for relaxation or leisure activities.

This house is certified for foster care from age 5 and up, making it a rare opportunity for professionals in that sector.

## LOCAL TAXES

**Taxe foncière: 1883 EUR**

**Taxe habitation: EUR**

### Second House – Independence and Practical Layout – Energy Rating: C

Completely independent, the second house offers a warm and inviting ground floor, including a living room with an open fireplace, a kitchen, a WC, a laundry room, and a shower room.

Upstairs, you'll find three bedrooms, a bathroom, an additional WC, and convertible attic space that can be adapted to suit your needs or projects.

A private garage adjoins the house, and a partially covered terrace extends the living space, creating a peaceful outdoor retreat shielded from view.

This property offers the perfect combination of authentic charm, versatile potential, and quality of life.

It is a unique opportunity for those seeking space, comfort, and flexibility, whether for personal living or professional use.

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Information...

## NOTES