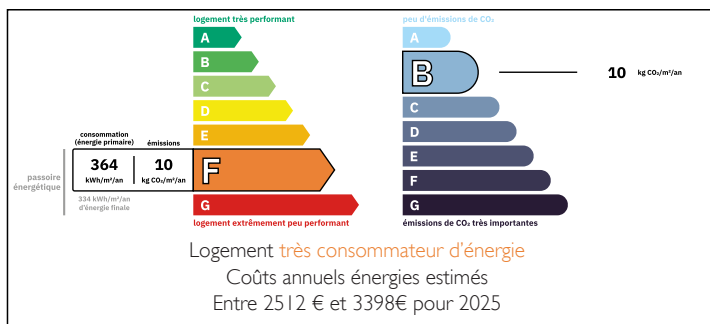


## Charming 4 bedroom character farmhouse with heated pool, 20 minutes from Cognac

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Arthenac
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	165 m2
Plot Size:	1090 m2

## IN BRIEF

Located 20 minutes drive from the historic town of Cognac, this lovely 4 bedroom farmhouse, nestled amongst the vines of the Charente Maritime countryside, is packed full of French original character and charm.

On the ground floor there are 3 reception rooms, fully fitted kitchen, utility area and 2 bedrooms as well as a bathroom and 2 shower rooms. On the first floor is a further 2 bedrooms and bathroom. The house retains beautiful character features throughout including original fireplaces and exposed beams.

Outside the pretty garden is fully enclosed with a gated entrance and includes a heated salt water swimming pool, a terraced area for outdoor dining and some small outbuildings used for garden machinery and storage of wood.

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

### Ground floor

- Living room with original fireplace - 21m2
- Living room 2 with original fireplace - 26m2
- Dining room with stairs to first floor - 13m2
- Kitchen fully fitted, gas oven - 20m2
- Utility room - 4.5m2
- Shower room with WC
- Bedroom 1 - 19m2
- Bedroom 2 - 14.5m2
- Bathroom with bath, basin, shower
- Shower room with shower, WC and basin
- Separate WC

### First floor

- Bedroom 3 - 6.7m2
- Bedroom 4 - 15.5m2
- Bathroom with WC - 6m2
- Converted attic space - 19m2

### Outside

- Heated salt water swimming pool
- Small outbuildings for storage/ wood

- \* Heating via wood burners and electric radiators
- \* Drainage via septic tank (new installation 2015)

ALL MEASUREMENTS ARE APPROXIMATE

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

## LOCAL TAXES

Taxe foncière: 1672 EUR

Taxe habitation: EUR

## NOTES