



Ref: A37450MIR17

Price: 402 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (380 000 EUR without fees)

Charming 400-Year-Old Stone House with Pool Near the Atlantic Coast.







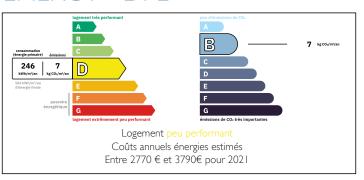








ENERGY - DPE



INFORMATION

Town: Geay

Department: Charente-Maritime

Bed: 4

Bath: 3

Floor: 180 m2
Plot Size: 2337 m2

IN BRIEF

Tucked away in a quiet village yet within easy reach of all amenities and the beautiful beaches of the Atlantic coast, this 400-year-old converted stone barn is full of character and charm.

The property offers generous living space, including:

A welcoming farmhouse-style kitchen

Spacious entrance hall

Bathroom, shower room, and three ground-floor bedrooms

A private en suite fourth bedroom on the first floor

Outdoors, the home is equally inviting. A large garden features a swimming pool, while a charming wisteria-covered terrace provides the perfect shaded spot to relax on sunny days. The gated driveway

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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.

reached in around...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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LOCAL TAXES

Taxe foncière: 1053 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The garden includes an old village bread oven now converted to accommodate a BBQ and pizza oven. Paddock with swings. 12 x 6 m pool with a children's safety ledge around the perimeter of the pool to enable small children to stand at the edge. There are Roman steps at the shallow end of the pool to allow safe access.

The house in more detail:-

Kitchen- 37m2 with tiled floor, beams, stone walls, wood burner in charentaise fireplace. Two sets of double doors out onto the terrace.

Entrance Hall- 26m2 with tiled floor, stone walls, double doors to the parking area.

Shower Room- 4m2 with shower, W/C and wash hand basin and electric radiator.

Bedroom I- I3m2 with tiled floor, stone walls, beams and two windows.

Bedroom 2 -10m2 with tiled floor, beams and window.

Bedroom 3 - 19m2 with tiled floor, fireplace, stone walls, beams, door to garden and private sitting area. En suite bathroom - 7m2 with Bath and over bath shower, W/C, wash hand basin.

Living room- 40m2 with open fireplace, tiled floor, beams and electric radiator.

Upstairs:-

Bedroom 4 -15m2 with parquet floor, storage and beams with en suite bathroom- 7m2 with bath and over bath shower, W/C and wash hand basin.

Outside:-

Pool- 12m by 6m with sitting area and fully secure with a fence and locked gate.

Garage - 19m2

Barn - 38m2

Wel

Heating-wood burner, open fireplace and electric radiators.

All measurements are approximate.
