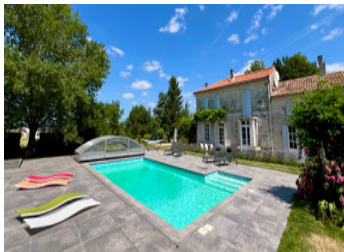


Charming farmhouse, gite & apartment, 7 beds, 3 bathrooms, pool. Views of Gironde estuary. Business potential.

## EXCLUSIVE



## INFORMATION

Town:	Chenac-Saint-Seurin-d'Uzet
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	275 m2
Plot Size:	4535 m2

## IN BRIEF

This renovated and well-presented Charentaise stone farmhouse property in a prime location in a pretty village, offers pleasant living with great business opportunities, near to the popular and picturesque Gironde estuary in the Charente Maritime.

It consists of a bright and spacious main house on two floors with attached gite and ground floor apartment, but could be easily converted back into a large family home if desired. It enjoys a well maintained in-ground swimming pool with domed electric cover, relandscaped pool terrace and garden, pergola, large barn and sheds, and vineyard and sea views.

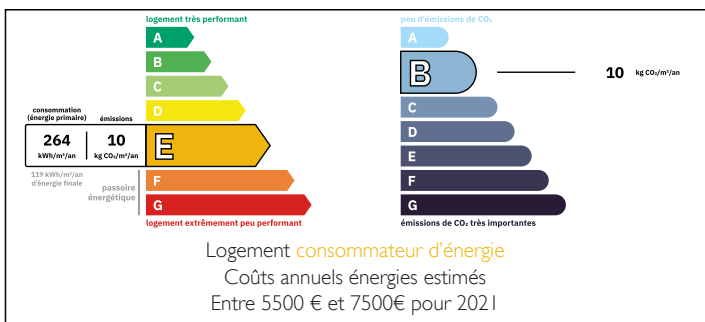
The main roof has recently been replaced, and the front garden recently relandscaped.

There is modern double glazing, exposed beams and

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.

## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière:** 2045 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

FURTHER PHOTOS AND A FLOOR PLAN OF THE HOUSE ARE AVAILABLE ON REQUEST

### TECHNICAL INFORMATION

Electric thermostatic radiators and open fireplace in the living room

VMC

Water softener

Electric water tank

Gas water heater

Main house roof redone and repaired.

Well-maintained wooden shutters

New double glazed veluxes in Gite

New pool filter, retractable pool cover and pool terrace

Septic tank sanitation system

High-speed fibre optic connection

DPE E

### FARMHOUSE

#### ON THE GROUND FLOOR

Kitchen diner - 34.8 m<sup>2</sup> modern & fully equipped with original oak staircase

Living room - 40m<sup>2</sup> with open fireplace and bay window

#### ON THE FIRST FLOOR

Bedroom 1 - 22.5 m<sup>2</sup> with French doors

Bedroom 2 - 11.1m<sup>2</sup>

Bedroom 3 - 14.5 m<sup>2</sup>

Hallway 1 - 10.6 m<sup>2</sup>

Hallway 2 - 3.0 m<sup>2</sup>

Bathroom - 5.8 m<sup>2</sup> new, with bath, shower, WC & heated towel rail

Attic

### GITE

#### ON THE GROUND FLOOR

Kitchen diner - 17.1 m<sup>2</sup> fully equipped, with open fireplace

Lounge - 27.5 m<sup>2</sup> with open fireplace

#### ON THE FIRST FLOOR

Hallway - 7.0 m<sup>2</sup>