

Traditional 4 bedroom house at heart of village with gite and barns, garden and potential to develop further

## EXCLUSIVE

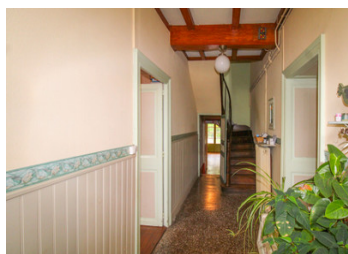


## INFORMATION

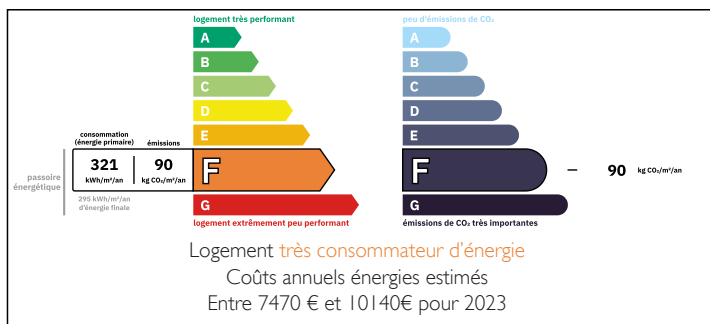
Town:	Fontenet
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	194 m2
Plot Size:	0 m2

## IN BRIEF

Impressive stone house with large rooms and a host of original features (fireplaces, floor tiles, cornicing) to renovate. The property comes with a separate living unit (gite) with one bedroom a separate living room with kitchenette. There are 3 bedrooms in the main house. The house requires some modernisation and renovation but there are large areas to develop further (and potential to create one or two more living units, (subject to approvals). There is potential to create a lovely family home, gite or bed and breakfast business.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Heating is from oil fired central heating and there is a septic tank. The property is sited within easy access of the popular market (and future spa town) of St Jean d'Angely.

In more detail:

Ground floor

ENTRANCE (12m2)

LIVING ROOM (41m2)

DINING ROOM (22m2) with attached former kitchenette (6m2)

KITCHEN (19m2)

WC

SHOWER ROOM

UTILITY (6m2)

First Floor

BEDROOM (40m2)

BEDROOM 10m2)

BATHROOM with WC (15m2)

Loft space

Second Floor

BEDROOM (16m2)

Loft space

GITE

BEDROOM with SHOWER ROOM (10m2)

WC

LIVING ROOM with KITCHENETTE (24m2)

OPEN BARN

GARAGE (43m2)

BARN (56m2)

BARN (95m2)

Barn (61m2) (with old pressoir)

Garden

All measurements approximate

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Information about risks to which this property is