

Beautiful 5 bedroom character stone house with large garden only 1500m from the seafront



INFORMATION

Town:	Saint-Palais-sur-Mer
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	205 m2
Plot Size:	1225 m2

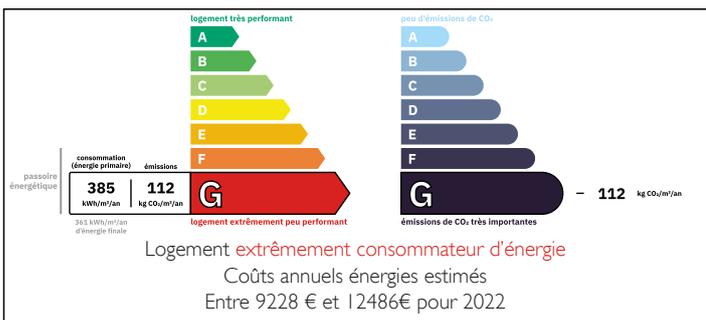
IN BRIEF

This beautiful character Charentaise longère is a rare find in this central town location, in a quiet residential area just 1500m from the stunning seafront of the popular town of Saint Palais sur Mer on the Atlantic coast.

The house retains many beautiful original features throughout including chimneys, tiled floors and exposed beams. All the living space is currently on the ground floor and the main living spaces open directly onto the pretty south facing garden and terrace. There is also a large attic that could be converted to increase the existing 205m2 of habitable space, with the usual permissions.

Outside the garden is incredibly private and enclosed and a great size for a town property such as this. There is an attached barn/ garage that could provide covered parking if needed.

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

Ground Floor

- Entrance hall - 7.5m²
- Living room - 27m²
- Dining room - 24m²
- Kitchen - 16m²
- Utility room - 10m²
- Bedroom 1 with bathroom - 30m²
- Bedroom 2 - 21.5m²
- Bedroom 3 - 17m²
- Bedroom 4 - 20.5m²
- Bedroom 5 - 14.5m²
- Bathroom - 5m²
- Separate WC

First floor

- Unconverted attic spanning length of ground floor, 3m head height

- Attached garage/ barn - 75m²

*Heating via oil and wood

*Mains drainage

ALL MEASUREMENTS ARE APPROXIMATE

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

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES