

Detached stone house with heated pool & gardens . 5 bedrooms 2 bathrooms . Close to St Jean D'Angely & Matha

EXCLUSIVE



## INFORMATION

Town:	Aumagne
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	245 m2
Plot Size:	4200 m2

## IN BRIEF

Set in a hamlet with 2 chateaux , the house has a privileged position !

The detached house sits in a good size plot with park garden , established trees and a heated pool ( 10m x 5m ) which has a new liner .

A traditional property with original features - fireplaces, exposed stone walls and beams .

South facing , the house is full of light and remains cool in the hot weather due to the stone walls .

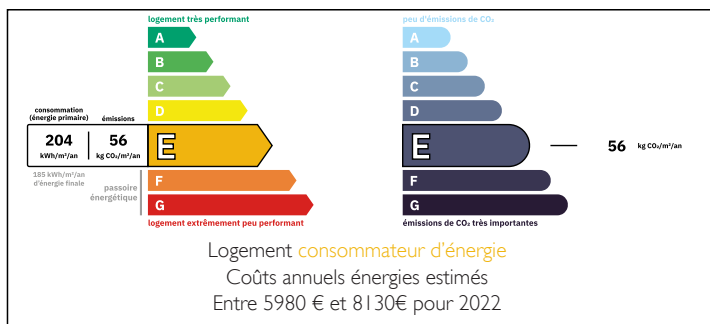
Double glazed french doors open from all reception rooms to the gardens and pool area .

2 large reception rooms , a modern bright kitchen with laundry area plus 2 bedrooms and 2 bathrooms on the groundfloor .

A further 3 large bedrooms on the first floor plus a WC and ability to install a bathroom if...



## ENERGY - DPE



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## DESCRIPTION

House in more detail :

Ground floor :

Kitchen : 31m<sup>2</sup> - fully fitted with french doors .

Rear kitchen 13m<sup>2</sup> including WC , bathroom with ath and shower .

Salon : 29m<sup>2</sup> with open fireplace and double french doors open to gardens .

Bedroom 1 : 17m<sup>2</sup>

Bedroom 2 : 16m<sup>2</sup>

Dining room / reception room : 34m<sup>2</sup>

Bathroom 2 13m<sup>2</sup> with seperate WC and storage area .

1st Floor :

Bedroom 1 : 27m<sup>2</sup>

Bedroom 2: 26m<sup>2</sup>

Bedroom 3 : 29m<sup>2</sup>

WC 2 m<sup>2</sup>

Garage 32m<sup>2</sup> with boiler area .

Pool room .

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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