

Detached attractive stone house with swimming pool and gardens , 6 bedrooms . Tranquil location. 1h coast



INFORMATION

Town:	Aumagne
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	261 m2
Plot Size:	3050 m2

IN BRIEF

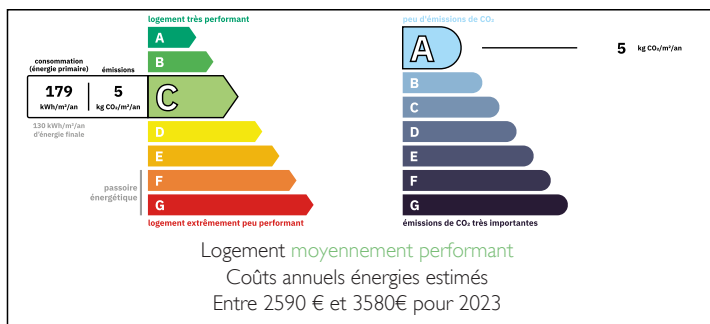
Charming and detached stone property ; the gardens are enclosed by traditional stone walls and feature mature trees, a pétanque court, and a fully automated swimming pool. There's also a covered terrace for outdoor dining and shade in the summer. The house offers large living spaces plus six bedrooms, including one on the ground floor – ideal for guests or anyone needing single-level access and a generous family bathroom. The property is on mains drainage, has fibre internet, and a good energy efficiency rating of C . There's also an adjoining plot of land (constructible), which could be sold separately if not required.

A solid, well-located home with plenty of space, both inside and out.

The setting is peaceful but not isolated – the nearest restaurant is 2km away, and a market town with shops and services is just 6km, with the...

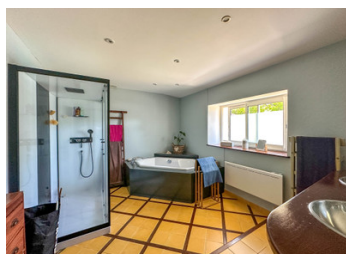


ENERGY - DPE



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

The house in more detail :

Ground floor :

Kitchen : 35m2 Fully fitted with bread oven and french doors opening to gardens .

Dining room : 38m2 with pellet wood burner .

Living room : 38m2 with wood burner .

Bar area : 6m2

Office : 7m2

Bedroom : 15m2

Family bathroom : 12m2 with shower and bath with separate WC and dressing area with wardrobes .

Laundry area : 24m2 with larders .

Workshop : 15m2 .

First floor :

Bedroom 2 : 16m2 with ensuite shower and hand basin .

Bedroom 3 : 15m2

Bedroom 4 : 14m2

Bedroom 5 : 13m2

Bedroom 6 : 10m2

Separate WC

Office 5m2

Exterior :

Covered summer kitchen .

LOCAL TAXES

Taxe habitation: EUR

NOTES

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