

Spacious village property with 5 bedrooms, 2 living rooms, kitchen, barn and small garden.



## INFORMATION

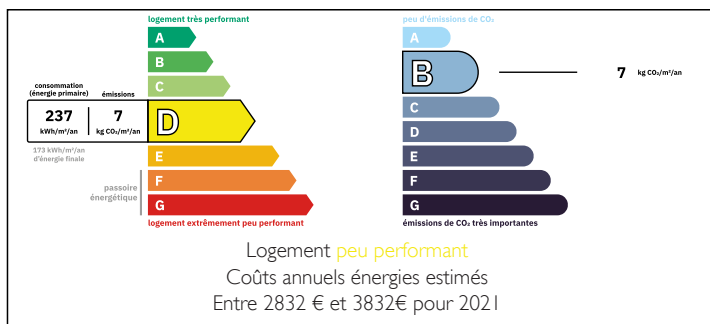
Town:	Bedenac
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	552 m2

## IN BRIEF

Ideal opportunity to create several dwellings for short or long term rentals or a wonderful family home.



## 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 foncière:** 2400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This vast property provides a great opportunity to renovate 275m<sup>2</sup> into one or several independent apartments situated in the centre of a vibrant village less than an hour from Bordeaux.

At the moment a family home with five bedrooms and two large living rooms the property could be used for short term rentals as it provides five bedrooms with four bathrooms, or it could be split into independent apartments for long term rentals.

The front door leads into a large entrance hall which in turn, on one side leads to a large fitted kitchen, dining room with central island. On the other side is a large sitting room (heated by a heat pump) with access to a small garden and another smaller room and a shower room. From the kitchen a second entrance hall (the side door leading into another small outside area) leads to a huge second living area with a cathedral ceiling and half timbering. Two bedrooms are also to be found on the ground floor. Upstairs there are three more bedrooms with bathrooms and a central landing area.

The house is double glazed.

Attached to the house is a large barn which could also be renovated.

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