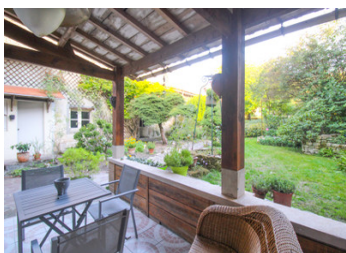
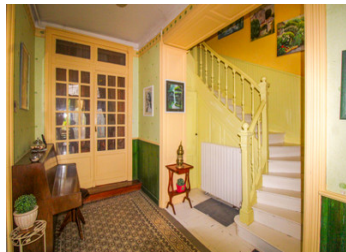


Spacious town house in centre of Dampierre sur Boutonne 3 bedrooms, garden, garage & guest house to renovate.



## INFORMATION

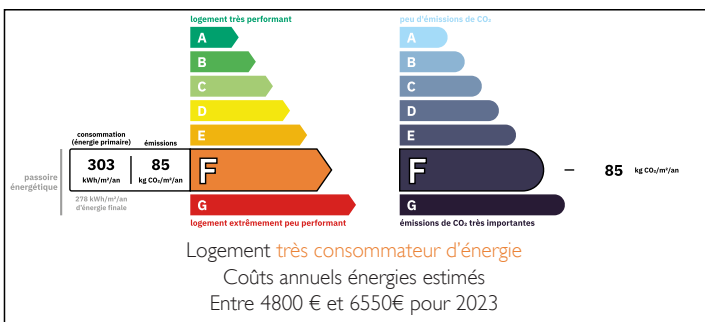
Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	880 m2



## IN BRIEF

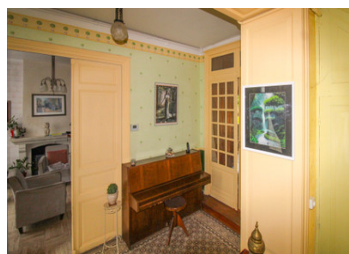
UNDER OFFER Original "Masters House" minutes walk from a popular artisan bakery, bar and Renaissance Chateau! This is a lovely house set back from the main road, providing ample living space with further to develop. The garden is secluded and has a small guest house to renovate to one side (Bed and breakfast potential). There are further workshops and covered off road parking. There is a grand entrance leading through double doors to a living room. The large kitchen/dining room leads onto a pretty covered terrace. Dampierre Sur Boutonne is just 8km to Aulnay where you will find a supermarket, weekly market and a mixture of shops and bars. St Jean D'Angely is just 20km away and has a selection of supermarkets, restaurants and bars, a hospital, cinemas, schools and a swimming pool complex. It also...

## 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 benefits from mains drainage, is double glazed. It is heated by oil fueled central heating.

In more detail:

On ground floor:  
ENTRANCE HALL (with original tiles)  
LIVING ROOM  
KITCHEN  
DINING ROOM

On first floor:  
BEDROOM 1 (with private study area attached)  
BEDROOM 2  
SHOWER ROOM  
BEDROOM 3  
STUDIO

LOFT (can be converted to living space)

COVERED TERRACE  
GARAGE SPACE (with electric door)

BOILER ROOM  
CAVE

Guest house:  
BATHROOM / LAUNDRY  
LIVING SPACE  
BEDROOM

WORKSHOP

All measurements approximate

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

## LOCAL TAXES

Taxe foncière: 1197 EUR

Taxe habitation: EUR

## NOTES