

Delightful 3 bedroom stone cottage with land and a separate gite in an idyllic riverside setting in Fenioux



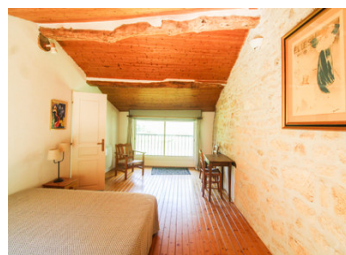
## INFORMATION

Town:	Fenioux
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	4498 m2

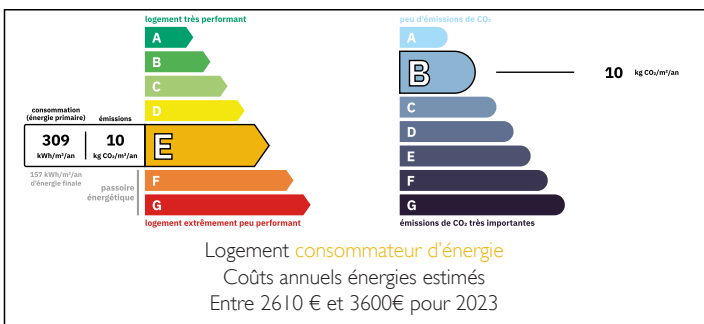
## IN BRIEF

The house dates from the 17th Century and is set at the end of a quiet lane, it has a beautiful setting. Facing a small waterfall and with trees all around this is a rural treat. Ideal for anyone with a dog as fabulous walks start from the front door! The house is in the heart of Fenioux a popular village just 9km from St Jean D'Angely with its twice weekly market, restaurants, bars, supermarkets, hospital and cinema. The house is set over two floors with a large living room, kitchen diner, and office (with working bread oven) on the ground floor. There are 3 bedrooms on the first floor. The property has a large plot with a barn; this area can be reduced by negotiation if not required.

The gite opposite is...



## 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 has electric heating with a recently installed heat exchange pump system (heating and air conditioning). It also has a new electric water heater and water softener. There is a woodburner in the living room, which heats the living room and kitchen.

In more detail:

Ground floor  
KITCHEN  
LIVING ROOM  
STUDY  
WORKSHOP  
SHOWER WC

First floor  
BEDROOM  
BEDROOM  
BEDROOM  
SHOWER ROOM  
WC

Guest house  
SHOWER  
LIVING ROOM  
BEDROOM

Garden  
Shed

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: **740 EUR**

Taxe habitation: **EUR**

## NOTES