

Traditional house, 11 bedrooms, garden, pool, potential use up to 4 gites, close to Tonny Charente



## INFORMATION

Town:	Moragne
Department:	Charente-Maritime
Bed:	11
Bath:	5
Floor:	403 m2
Plot Size:	3954 m2



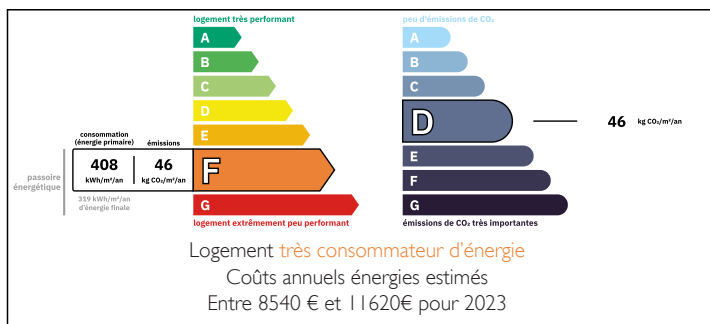
## IN BRIEF

Dating from 1767 this is a light-filled house with exposed stone walls, beams and wood floors. This property mixes this character with modern comforts to create a large (extended) family home. It has excellent business potential, using its current configuration as gites, or for retreats, as an event venue, or as a B&B. It has private parking and barns offering spaces for play and sheltered dining. The well established gardens surround the property, and the pool is in fenced, terraced area.

It is partially double glazed and heating is from a combination of oil-fired central heating, wood burners and electric radiators. It has a septic tank.

The pool is 12 x 6m and has a sand filter.

## 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 property is well situated under 10km from Tonny Charente and under 30 minutes from Rochefort, between them offering a selection of restaurants, shops, schools and a hospital. There is easy access to the popular coastal towns and beaches of Fouras, La Rochelle and Royan. Inland, Cognac, St Jean d'Angely and Saintes are an easy drive.

In more detail - the house can be accessed currently as 4 parts:

### Unit 1

Ground floor  
KITCHEN / DINING ROOM  
LIVING ROOM  
BEDROOM 1 with SHOWER ROOM  
First floor:  
MEZZANINE OFFICE  
BEDROOM 2  
BEDROOM 3  
BEDROOM 4  
BATHROOM with WC

### Unit 2

Ground floor  
LIVING ROOM / KITCHEN  
First floor  
BEDROOM 5  
BEDROOM 6  
BATHROOM with WC

### Unit 3

Ground Floor  
KITCHEN / DINING ROOM  
BEDROOM 7  
BEDROOM 8  
SHOWER ROOM with WC  
First floor  
BEDROOM 9  
BEDROOM 10  
SHOWER ROOM with WC

## LOCAL TAXES

Taxe foncière: **3353 EUR**

Taxe habitation: **EUR**

## NOTES