

Charming bungalow esque countryside home with multiple outbuildings in peaceful Charente-Maritime village



INFORMATION

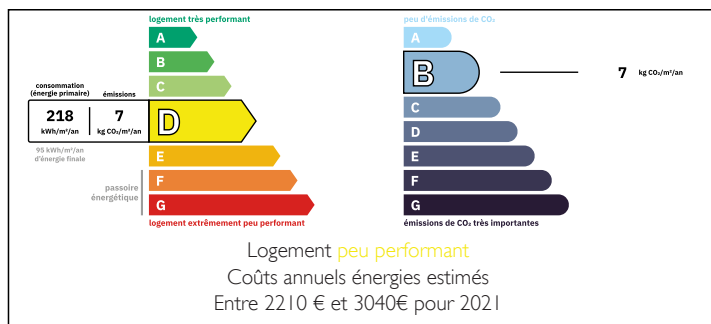
Town:	Boresse-et-Martron
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	26283 m2



IN BRIEF

Set in a peaceful village in the southern Charente-Maritime countryside, this attractive cottage offers flexible living space, extensive storage, and excellent potential. The property comprises four bedrooms (including one independent bedroom), a living room, kitchen, dining room, and two internal storage rooms, currently used for preserves. On the other side of the property, there are two shower rooms, a large garage or multi-purpose room, an independent bedroom, a workshop, and a traditional wine cave. Each bedroom benefits from its own direct access to the garden, making the property ideal for welcoming guests or creating gîte or holiday accommodation. Additional dépendances include a 50 m² open-plan double garage, a 12.7 m² garden store, and a 34 m² wood storage shed. While the property would benefit from some cosmetic updating, it is full of charm and potential, offering peaceful rural...

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

Located in a tranquil village in the sought-after Charente-Maritime department of Nouvelle-Aquitaine, this charming countryside property offers generous accommodation, and a wide range of versatile spaces, all set within a peaceful rural environment. The main living accommodation is arranged largely on one principal level and includes a comfortable living room, kitchen, dining room, and three bedrooms. There are minor internal steps between certain areas - including steps leading to the bedroom section and steps down to the garage area - but there is no upper floor, making the property particularly appealing to buyers seeking ease of access and ground-floor living. Two internal storage rooms, currently used for preserves, provide excellent practical space and could be adapted to suit a variety of needs. On the other side of the property, the layout continues with two shower rooms, a large garage or multi-purpose room, an independent bedroom, a workshop, and a traditional wine cave, adding further character and functionality. A key feature of the property is that each bedroom benefits from its own independent door opening directly onto the garden, offering privacy and flexibility. This layout is ideal for welcoming guests, accommodating extended family, or exploring gîte or holiday rental potential (subject to any necessary permissions). The property is full of charm, while offering scope for updating or modernisation to personal taste, allowing future owners to enhance the home without detracting from its character. The dépendances are a significant asset and include: - An open-plan double...

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