

Four-bedroom main house with a two-bedroom gite. Garden at the front and back. Heated swimming pool and cover

EXCLUSIVE



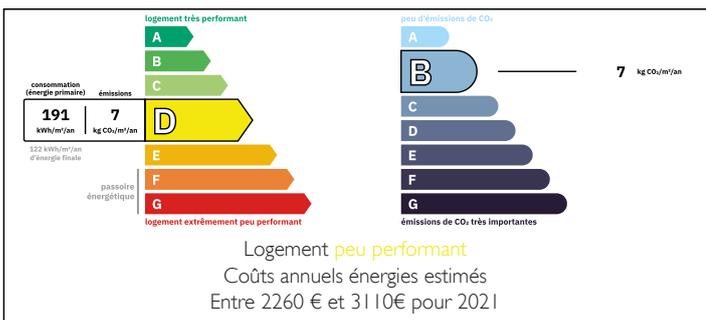
INFORMATION

Town:	Bresdon
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	150 m ²
Plot Size:	957 m ²

IN BRIEF

Well presented main house with large, modern eat-in kitchen, utility room and further sitting room. Four bedrooms, shower room and two WCs. Travertine floors throughout the ground floor of the main house. Individually controlled electric radiators and two wood burners ensure a cozy atmosphere. There is also a totally independent gite with two bedrooms, shower room and open-plan sitting room/kitchen and air conditioning. All set in a private enclosed courtyard on the edge of a small hamlet. New septic tank was recently installed and there is double glazing throughout. Large terrace at the back of the house offers uninterrupted views over the surrounding countryside and has a 4m by 8m heated pool with electric cover installed in 2017. An excellent family home with income potential or a great lock up and leave holiday 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.



DESCRIPTION

Further details of the property.

Ground floor

Entrance hall 6 sqm, storeroom, 6.5 sqm, WC

Fully fitted kitchen with appliances and wood burner 28 sqm, door to front garden, double doors to pool area and terrace.

Sitting room with wood burner 27 sqm, double aspect with double doors to pool area and terrace.

Stairs to first floor

Four bedrooms 20 sqm, 17.5 sqm, 13 sqm and 11 sqm

Shower room and separate WC

Gite

Sitting room/kitchen 30.5 sqm

Upstairs, 2 bedroom, 16 sqm and 8.8 sqm

Shower room 4 sqm

Barn 42.5 sqm with double doors to back garden and terrace

Swimming pool, 8m by 4m Heated and electric cover

Position

Vinerville (17490) is a charming rural village ideally situated between the market towns of Matha, Rouillac and Aigre, in the heart of the Charentaise countryside.

Enjoying a peaceful setting surrounded by rolling farmland and vineyards, the village offers a tranquil lifestyle while remaining conveniently close to everyday amenities. The bustling town of Matha is just a short drive away and provides supermarkets, schools, medical facilities, cafés and a popular weekly market. Rouillac, well known for its renowned monthly antiques fair and vibrant local commerce, offers further shops and services, while Aigre provides additional amenities including restaurants, boulangeries and essential services.

LOCAL TAXES

Taxe habitation:

EUR

NOTES