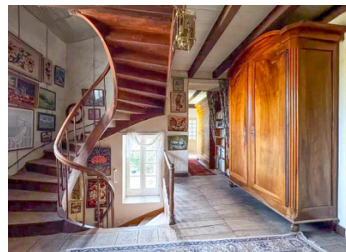


Pretty 5 bedroom Charentaise house in Doeuil sur le Mignon, barns, gardens and rented gite.



INFORMATION

Town:	Dœuil-sur-le-Mignon
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	233 m ²
Plot Size:	4345 m ²

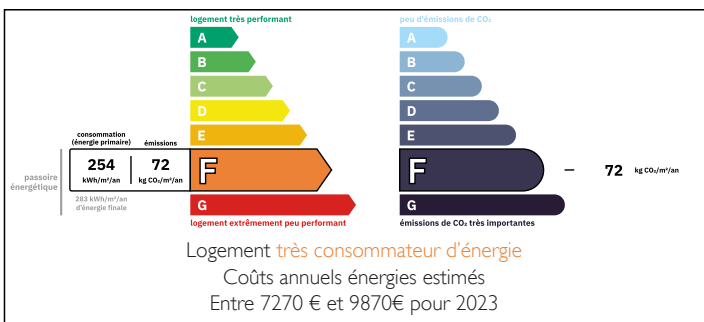


IN BRIEF

Dating from 1880, this is a characterful traditional house in Doeuil sur le Mignon. The house with a host of architectural features. It is south facing and light and bright, with some double or triple aspect rooms. The main house is surrounded by gardens and orchard and plenty of parking in an open barn. There are a further large barns suitable for conversion, storage or other projects. There is a small gite which is tenanted. This gite is totally separate and apart from the house, and the rental will bring a monthly income. There is a space for a round pool but this will need full renovation.

This would make a lovely home or holiday retreat. It would also work well as a bed and breakfast, with additional bonus of...

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

Dating from 1880, this is a characterful traditional house in Doeuil sur le Mignon with a host of architectural features . It is south facing and light and bright, with some double or triple aspect rooms. The main house is surrounded by gardens and plenty of parking. There are a further large barns suitable for conversion, storage or other projects. There is a two bedroom gite which is tenanted. This gite is totally separate and apart from the house, and the rental will bring a monthly income.

Doeuil sur le Mignon is just 25km from Niort and the coast and the ever popular town of La Rochelle just 55km.

The house has lots of character flag stone floors, black and white tiling, original wooden floors, fireplaces, exposed stonework and sweeping staircases ..

There is a septic tank, heating is provided by oil fired central heating, and open fires. The house does need some updating and renovation.

In more detail:

Main house:

Ground floor

MAIN ENTRANCE HALL (25m²) flagstones, open fireplace

LIVING ROOM (38m²)

DINING ROOM (18m²)with double doors to the terrace

KITCHEN (21m²)

UTILITY ROOM (3m²) with a mezzanine LIBRARY / STORAGE ROOM (36m²)

SIDE ENTRANCE HALL (5m²)

BATHROOM with WC (5m²)

CELLAR (34m²) housing 2 year old heating system and 200L hot water tank

First floor

BEDROOM 1 (14m²)

NOTES