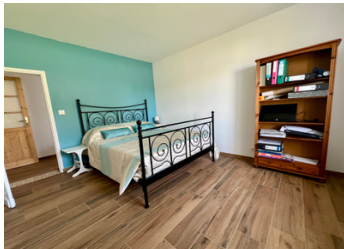


## Renovated Farmhouse with Barns and Flexible Living Accommodation – Corme Royal, Charente-Maritime



### INFORMATION

Town:	Corme-Royal
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	154 m <sup>2</sup>
Plot Size:	621 m <sup>2</sup>



### IN BRIEF

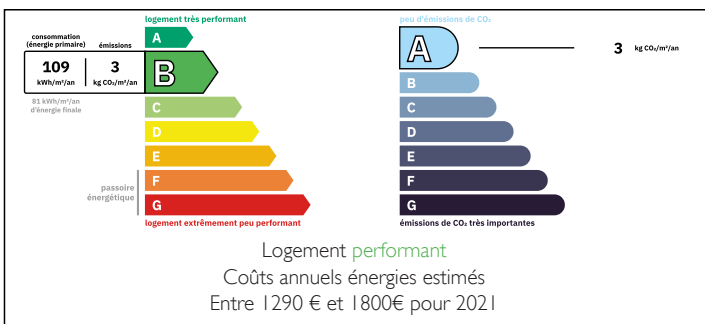
Located in the peaceful countryside of Corme-Royal, this charming renovated farmhouse offers approximately 154m<sup>2</sup> of comfortable living space, combining character features with modern energy efficiency.

The property comprises four bedrooms, including a principal bedroom with en suite shower room, along with two fitted kitchens providing flexible living options for guests, extended family, or potential separate accommodation.

Recent insulation and heating improvements have resulted in an excellent DPE rating of "B", ensuring economical year-round living.

Attached barns and a large hangar provide extensive storage, workshop space, or potential for hobby farming or animals as there are two stables in the hangar.

### 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 in more detail:-

Kitchen/living room- 47m<sup>2</sup> with tiled floor, open plan kitchen with dining area and living room. Charentaise fireplace with a woodburner . Beamed ceiling.

Corridor- 14m<sup>2</sup> which leads to the downstairs living area.

Bedroom 1- 12m<sup>2</sup> with tiled floor, large window, with en -suite shower room - 4m<sup>2</sup> with large shower, wash hand basin and W/C.

Shower room- 3m<sup>2</sup> wit shower, wash hand basin and W/C.

Storage room- 3m<sup>2</sup>.

Kitchen- 16m<sup>2</sup> with fitted kitchen units, tiled floor,integrated fridge/freezer, oven and microwave/grill.

Bedroom 2 - 14m<sup>2</sup> with tiled floor and large window.

Inner courtyard- 35m<sup>2</sup> ideal for breakfast.

First floor

Landing- 7m<sup>2</sup> with wooden floor

Bedroom 3- 14m<sup>2</sup> with wooden floor, beams and door with stone steps to acces the courtyard.

Bedroom 4- 16m<sup>2</sup> with wooden floor.

Shower room- 6m<sup>2</sup> with tiled floor, shower, wash hand vasin and W/C.

Outbuildings

Barn- 75m<sup>2</sup> with concrete floor housing the technical equipment for the air source heat pump.

Mezzanine- 70m<sup>2</sup> with wooden floor

Hangar- 65m<sup>2</sup> with concrete floor and 2 stables with equine flooring.

Access to a small garden to the rear of the hangar with tiled terrace.

Parking and garden to the fron tof the property.

House is fully double glazed and centrally heated.

Drainage is provided by a conforming fosse septique

All measurements are approximate.

## LOCAL TAXES

Taxe foncière: 1190 EUR

## NOTES