

Beautifully Renovated Charentaise Stone House with Pool and Independent Accommodation



INFORMATION

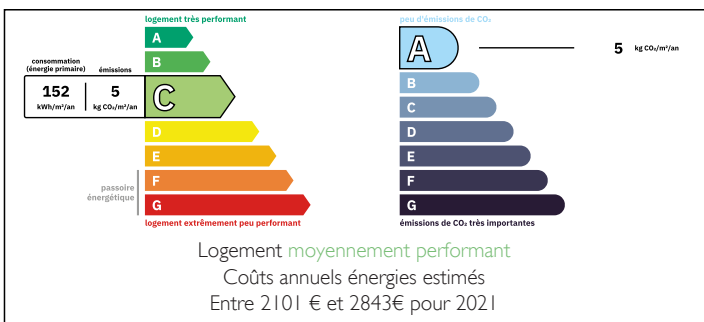
Town:	Soulignonne
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	262 m ²
Plot Size:	677 m ²



IN BRIEF

Situated in sunny Charente Maritime, this beautifully renovated Charentaise stone house offers character, space and versatility. Sympathetically restored while retaining its original charm, the property is currently arranged as two adjoining homes, making it ideal for extended family living, guest accommodation or a rental project. In total, it offers five bedrooms and four shower rooms, providing comfortable and flexible living space. Outside, the enclosed garden is perfect for relaxing and entertaining, with a terrace overlooking the swimming pool. The property also benefits from two garages and two caves/cellars, offering excellent storage and workshop space. Combining traditional features with modern comforts, this attractive home enjoys a peaceful village setting while remaining within easy reach of local amenities and the Atlantic coast.

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 first house in more detail-

Living room- 39m² with Light and airy ,tiled floor, charentaise stone walls, and pellet stove.

Bedroom 1- 11m² with parquet floor, large built in wardrobe , large window and electric radiator.

Shower room- 6m² with parquet floor, shower, double wash hand basin and W/C. Electric towel rail
W/C- 1.4m² separate with tiled floor, W/C and wash hand basin.

Kitchen- 12m² with tiled floor, fitted kitchen units, gas hob, electric oven and integrated dishwasher.

Dining room- 17m² with tiled floor and large window with a door to the garden.

Laundry room - 6m² with fixings for washing machine and dryer with fitted unit for storage and worktop.

Store cupboard/pantry- 3m² with shelves.

First floor-

Landing- 3.4m² with parquet floor, large window

Office/Den- 8.3m² with parquet floor, window and electric radiator.

Landing- 4m² with parquet floor

Bedroom 2- 20m² with parquet floor, large fitted wardrobe, charentaise stone walls, dressing area , window and electric radiator.

Landing- 2m² with parquet floor and large built in cupboard.

Bedroom 3- 11m² with parquet floor, large window and electric radiator.

Shower room- 9m² with large shower,double wash hand basin and W/C.

Corridor- 4m² with parquet floor.

Interlocking door with adjoining property.

Second house

Kitchen/dining area - 43m² with tiled floors, fitted kitchen, breakfast bar, wooden floor and a pellet stove, beamed ceiling.

Living room- 22m² with parquet floor, charentaise stone walls and a beamed ceiling.

Shower- 1.7m² shower and wash hand basin

Office- 6m² with parquet floor and charentaise stone walls.

Sweeping stairs to the first floor

LOCAL TAXES

Taxe foncière: **983 EUR**

NOTES