

Large charentaise house with a maison d'ami, enclosed garden, parking and pool 10 minutes from beaches.

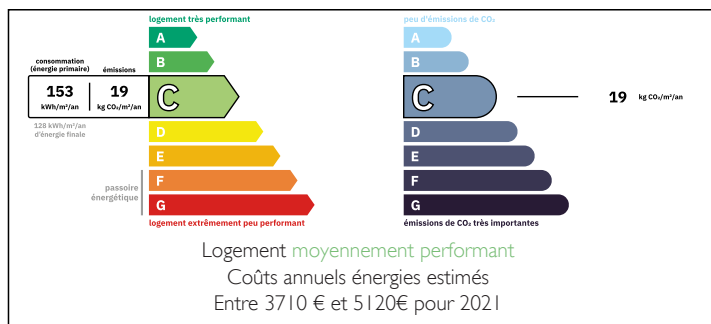


INFORMATION

Town:	Nieulle-sur-Seudre
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	337 m2
Plot Size:	1237 m2



ENERGY - DPE



IN BRIEF

Discover this spacious 5-bedroom Charentaise house with guest cottage and swimming pool, ideally located near the Atlantic coast in Charente-Maritime, offering approximately 338m² of living space in a peaceful countryside setting. Perfect as a family home, holiday retreat or gîte business, the property features an impressive 88m² living room with a wood-burning stove, a fully equipped kitchen, utility room, W/C, and generous living accommodation throughout. Upstairs are five spacious bedrooms, a family bathroom, shower room, separate WC and a large landing ideal as a home office. The independent guest house offers a living room with kitchenette, shower room with WC and an upstairs bedroom, providing excellent accommodation for guests or holiday rentals. Outside, the 1,237m² enclosed garden features a swimming pool, sunny terraces, ample parking and tranquil surroundings. Just a short drive from the Atlantic beaches, Royan,...

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.



LOCAL TAXES

Taxe foncière: 1943 EUR

NOTES

DESCRIPTION

The houses in more detail-

First house

Ground floor:-

Living room- 88m2 with tiled floor, beamed ceiling and sliding doors opening out onto the terrace.

Kitchen- 25m2 with tiled floor, fully fitted with island. views over the countryside.

Utility room - 12m2 with tiled floor and storage.

W/C- 2m2 with tiled floor , wash hand basin and W/C.

First Floor-

W/C- 2m2 with wooden floor

Family bathroom- 15m2 with corner bath,double wash ahnd basin and separate shower. Velux.

Bedroom 1- 16m2 with wooden floor, beamed ceiling, window overlooking fields with en-suite shower room 2m2 with tiled floor and walls and shower and wash hand basin with heated towel rail.

Bedroom 2- 16m2 with wooden floor, beamed ceiling and window.

Bedroom 3- 18m2 with wooden floor, beamed ceiling and window.

Bedroom 4- 18m2 with wooden floor , beamed ceiling and window.

Bedroom 5- 16m2 with wooden floor, beamed ceiling and velux.

Storage room- 3m2 with shelving and wooden floor.

Mezzanine- 21m2 with wooden floor and velux.

Second house-

Ground floor-

Living room/kitchen- 41m2 with tiled floor, kitchenette and beamed ceiling.

Shower room- 3m2 with Shower, wash hand basin ,W/C and heated towel rail.

First floor-

Bedroom 1- 14m2 with wooden floor

Bedroom 2- 14 m2 with wooden floor

Outside-

Enclosed garden

Terrace