

5/6 Bedroom Village House with Large Garden, Barn & Garage close to Saintes.

EXCLUSIVE



INFORMATION

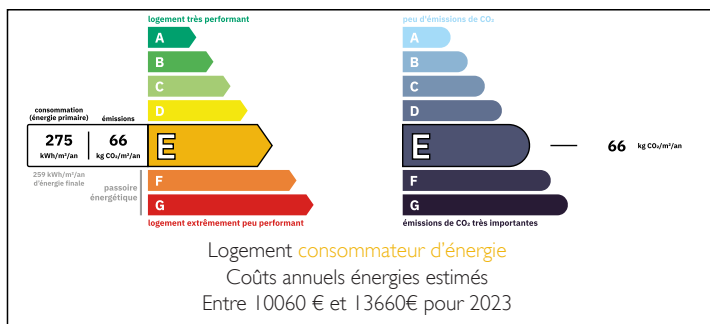
Town:	Écoyeux
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	284 m2
Plot Size:	1437 m2

IN BRIEF

Situated in the heart of the village overlooking the church, this spacious 5/6 -bedroom house offers plenty of potential for family living, with a large garden and substantial outbuildings. The property includes a large barn and garage, providing storage, workshop space or scope for future projects, subject to any necessary permissions. The house offers generous accommodation with five or six bedrooms, ideal for a family, permanent home or potential holiday property. Outside, the large garden provides plenty of space for children, pets, gardening or creating an outdoor entertaining area. The maternelle school is within easy walking distance, making this a practical choice for a young family. The property is also well placed for access to both Saintes and Cognac, offering a good range of shops, schools, services, restaurants and transport links. A characterful village property with excellent outside space and...



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-

Ground floor-

Entrance hall- 8m² with tiled floor, decorative wall panels and ceiling decor also.

Office/ Bedroom 1- 12m² with window overlooking the village centre.

W/C- 3.5m² W/C with wash ahnd basin and tiled floor.

Dining room- 36m² with tiled floor, charentaise fireplace.beamed ceiling and stairs to the first floor.

Kitchen- 9m² with tiled floor, fully fitted kitchen and doors out to the garden.

Living room- 29m² with wooden floor and fireplace and two windows.

Library area- 6m² with wooden floor and shelving.

Living room 2- 29m² with wooden floor, fireplace and window overlooking the village centre.

First Floor-

Landing- 2m² with wooden floor

Bedroom 2- 28m² with 2 windows overlooking the garden to the rear.

Shower room- 5m² with dressing are, shower, wash hand basin and window.

Bedroom 3- 21m² with wooden floor and 2 windows overlooking the village centre.

W/C- 1.5m² with W/C.

Landing- 5m²

W/C- 2m² with W/C

Bathroom- 7m² with tiled floor, claw foot bath, wash hand basin and beamed ceiling.

Bedroom 4- 18m² with window

Bedroom 5- 21m² with wooden stairs to access, tiled floor, beams, doors to access the garden or the outside of the house.

Hallway- 6m² with access to the small grenier.

Hallway- 7m² with wooden floor.

Storage area- 2.5m² with wooden floor.

Bedroom 6- 25m² with wooden floor, 2 windows overlooking the village centre and fireplace.

Outside-

Outside W/C- 1.5m²

Barn- 130m² with access to the rear garden.

LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: 1668 EUR

NOTES