

Wonderful, 4-bedroom, 4-bathroom, barn conversion, perfect as permanent home, holiday home or Chambres d'Hote

EXCLUSIVE



INFORMATION

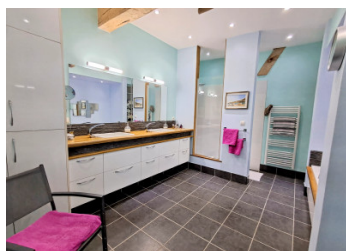
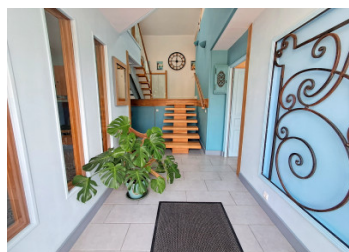
Town:	Bresdon
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	209 m2
Plot Size:	891 m2

IN BRIEF

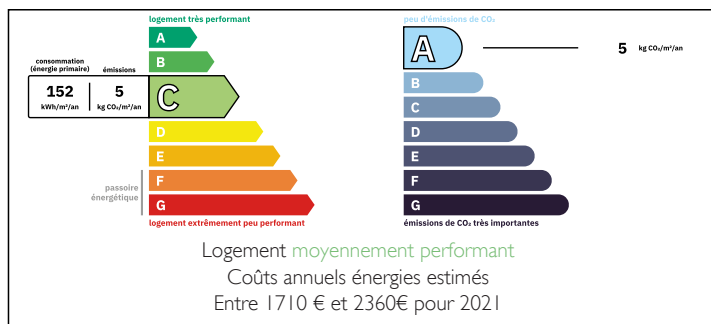
Situated on the edge of a small village, close to vineyards and fields of sunflowers, this property is in an accessible location and only minutes from a village with a boulangerie and bar and only 15 minutes from a larger town with all amenities.

The property is a barn conversion, completed by the present owners. The ground floor has a large entrance hall, a small sitting room immediately to the left. It then develops through the dining room onto the fully equipped kitchen before emerging into the large, double height, main sitting room. All rooms face onto the bright, well established garden, which is accessed via several sets of French doors.

The first floor is accessed via two separate staircases. One to the principal suite comprising bedroom, ensuite bathroom and dressing room. Three further ensuite bedrooms are accessed via...

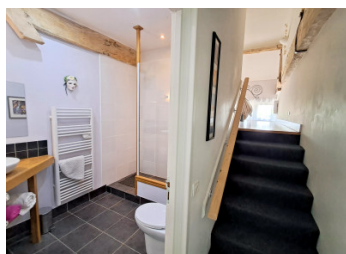


ENERGY - DPE



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;

Double doors into entrance hall 16.24 m² and staircase to 1st floor

Sitting room 16.5 m²

Dining room 17. m² with two sets of double doors onto the garden and built in storage

Kitchen fully fitted with range cooker and window. Built in storage.

Double height sitting room 36m² with wood burner and double doors to the garden, and another staircase to 1st floor parental suite.

Bedroom 1 11 m², principal bathroom with bath and shower 14.5m², dressing room 11.5m²

Bedroom 2 12 m², ensuite shower room 4.5 m²

Bedroom 3 11.2 m², ensuite shower room 5 m²

Bedroom 4 10.9 m², ensuite shower room 4.5 m²

Mezzanine office 4m²

Hallway 7.7 m²

Utility room 8.9 m²

Workshop 23.4 m²

Storage room 12.5 m²

West facing garden to the front of the property with 4 sets of double door from the house.

Parking to the side for 3 cars

Water cistern underground of 3,000 litres

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES