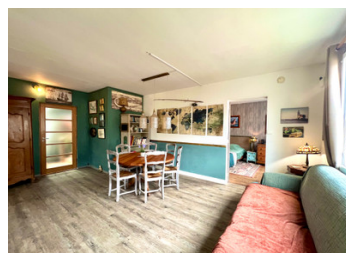


3 bed modernised house with renovated barn, large garden & outbuildings, in the centre of Mortagne-sur-Gironde



INFORMATION

Town:	Mortagne-sur-Gironde
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	1192 m2



IN BRIEF

Step off the lively streets of Mortagne-sur-Gironde, into a private world of mature trees, lawn & quiet corners opens up over 1000m², within strolling distance of all amenities & the market-day buzz.

This farmhouse has been renovated with a light touch, keeping its French soul while adding modern comforts. The heart of the home is a sunny open-plan space where kitchen, dining & sitting areas flow into one another & out to the garden.

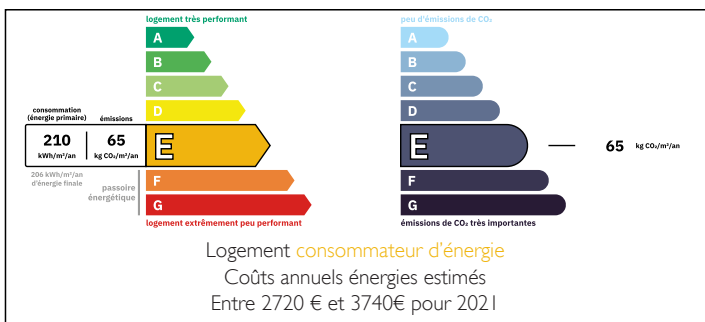
A ground-floor bedroom & shower room suits guests or easy single-level living, while upstairs 2 large double bedrooms share a family shower room.

I already has fitted wardrobes & the other could gain an en-suite.

The show piece is a the former wine store, now an impressive light-filled space with French doors & spiral staircase, which could be a home office, showroom, studio or gite.

Add...

ENERGY - DPE



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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: 800 EUR

NOTES

DESCRIPTION

THE PROPERTY IN MORE DETAIL:-

BELOW GROUND LEVEL

CELLAR: 55.0m²

Room 1: 18.0m² with an earthen floor

Room 2: 28.0m² with a concrete floor

Room 3: 15.0m² with an earthen floor

GROUND FLOOR

Entry Hall: 2.02m²

WC: 1.48m²

Living/Dining area: 20.63m²

Cuisine: 11.58m² fully equipped

Bedroom 1: 14.3m²

Shower room: 2.8m² with shower, sink and WC

Renovated chai/wine store: 25.0m² currently a show room, with double glazed French doors and multiple Velux windows in the roof, and a spiral staircase leading up to a mezzanine floor with free-standing bath

FIRST FLOOR

Landing: 7.55m²

Shower room: 10.63m²

Bedroom 2: 16.62m²

Bedroom 3: 14.39m²

OUTBUILDING 1: at garden level

OUTBUILDING 2: at garden level

WORKSHOP: independent of the main house

OUTSIDE:

Double entrance gates

Covered terrace

Above ground swimming pool

2 wells

Vegetable garden

Roofed hen coop

Established & enclosed garden with mature trees, shrubs and flower beds

TECHNICAL INFORMATION:

Mains drainage