

Property Dampierre-sur-Boutonne

EXCLUSIVE



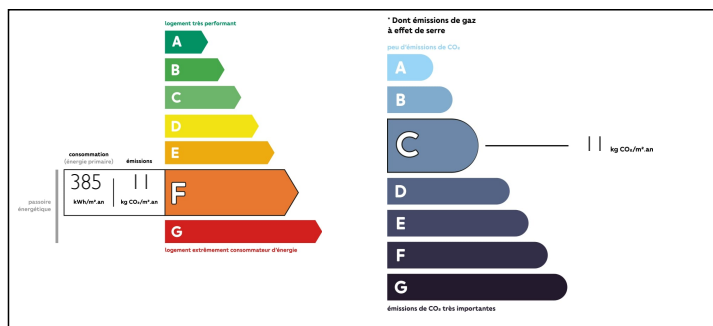
INFORMATION

Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	311 m2
Plot Size:	4233 m2

IN BRIEF

Charming property with two independent houses organized on a large common courtyard. A peaceful place in the landscaped garden where you can enjoy the swing at the edge of a small pond with shimmering water lilies or enjoy good times with the family in the swimming pool. Developing 6 bedrooms and 5 shower rooms/bathrooms, enough to receive family or friends or to develop a lodging activity. The favorite with its magnificent patio perfumed at the beginning of summer by an imposing jasmine and breathtaking views of the many surrounding forests. A shed to park 3 cars, another to store firewood. A closed garage with its mezzanine. The property is 8 km from Aulnay with all the shops, 17 km from Saint-Jean-d'Angély, 34 km from Niort and 56 km from the ocean. The nearest TGV station is in Surgères at 25 km.

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

House 1

Living room : 30m²

Kitchen/dining room : 23m²

Laundry room : 8m²

Shower room with WC : 3m²

Bathroom with WC : 6m²

Bedroom 1 : 9.86m²

Bedroom 2 : 10.83m²

Bedroom 3 : 18.33m²

House 2

Entrance/Large dining room : 30m²

2nd dining room or office : 13m²

Kitchen : 8.64m²

Living room : 22.91m²

Games room : 19.66m²

Laundry room : 7.22m²

Bathroom with WC : 9.51m²

Shower room with WC : 4.21m²

Master bedroom : 24m² with shower room and WC: 3.50m²

Bedroom 2 : 13.19m²

Bedroom 3 : 20.23m²

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

NOTES