

Character property with a guest house and a large garden.



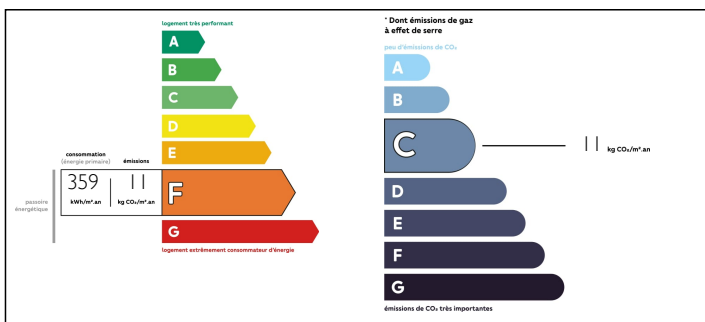
## INFORMATION

Town:	Le Gicq
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	310 m2
Plot Size:	4504 m2

## IN BRIEF

Under Offer - A stunning property that boasts ample character and charm, as well as a guest house, providing an excellent opportunity for both personal enjoyment and rental income. The property is situated in a tranquil setting, nestled within a large garden and spacious lawns. The main house is a traditional French stone building that has been partly restored and retains its original character and features, including exposed beams. The guest house is situated within the grounds and requires finishing off. Large front garden and back garden covering over 4500 m<sup>2</sup> with a little river running through it.

## 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

Main house ground floor:

Entrance hall: 3,2m<sup>2</sup>

Living room with kitchen: 28,4m<sup>2</sup>

Bathroom with toilet: 8,4m<sup>2</sup>

2nd Entrance hall: 13m<sup>2</sup>

Living room: 33,6m<sup>2</sup>

Kitchen: 30,5m<sup>2</sup>

First floor:

Mezzanine: 14,5m<sup>2</sup>

Bedroom: 15,2m<sup>2</sup>

Two large rooms that could be converted into bedrooms and bathrooms (46 and 30 m<sup>2</sup>)

Guest house :

Kitchen: 13,2m<sup>2</sup>

Living room: 27,4m<sup>2</sup>

Shower room: 4,8m<sup>2</sup>

First Floor:

Two Bedrooms (27 and 14 m<sup>2</sup>)

Barns with a total surface area of approximately 110m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1244 EUR

## NOTES

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