

Pretty stone cottage with 5 bedrooms, 4 reception rooms, gardens, pool just minutes to shops.



## INFORMATION

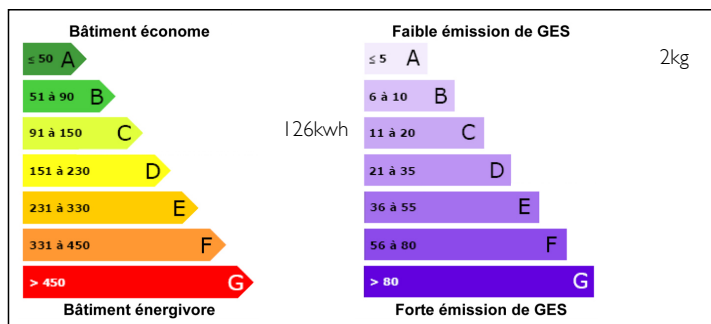
Town:	Paillé
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	273 m2
Plot Size:	2314 m2

## IN BRIEF

This is a large traditional cottage, set in a hamlet, just minutes from Aulnay with its supermarket, weekly market, restaurant and cafes. The sandy beaches of the west coast are within a 45 minutes drive. The house has a good number of reception rooms (four) and also benefits from two bedrooms and a shower room on the ground floor. There are two kitchens (one currently used as a workshop). The remaining 3 bedrooms are on the first floor, although there is around 124m2 of full height loft space to develop if more is required. This would therefore suit an extended family, or could be used as a bed and breakfast. Heating is provided by electric heaters and also wood burners. There is a fosse septique and the house is partially double glazed. The cellar has been used as a bar area. The...



## 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

In more detail

Ground floor

ENTRANCE HALL (21m2)

KITCHEN / WORKSHOP (25m2)

BEDROOM 1 (16m2) glazed doors to garden

LIBRARY (17m2)

BEDROOM 2 (16m2)

STUDY (7m2)

UTILITY / LAUNDRY (5m2)

KITCHEN (28m2) glazed door to garden with wood burner

LIVING ROOM (37m2) with wood burner

DINING ROOM (36m2)

WC

SHOWER ROOM (7m2) large walk in shower

## LOCAL TAXES

Taxe foncière: **1576 EUR**

First floor:

LOFT SPACE (93m2)

LANDING

BEDROOM 3 (14m)

BEDROOM 4 (18m2)

BEDROOM 5 (25m2)

BATHROOM (7m2)

WC

LOFT SPACE (36m2)

OPEN BARN housing WORKSHOP (16m2)

SUMMER KITCHEN area, BREAD OVEN room (17m2) Plenty of space for storage, cars or camping car.

PARKING to side of house

POOL (6x3m) salt water, heated pompe a chaleur

GARDEN to rear of property - well established and private

GARDEN (700m2) opposite property

GARDEN/LAND (726m2) to side of property

All measurements approximate

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Information about risks to which this property is exposed is available on the Géorisques website :

## NOTES