

Character two bedroom detached house with outbuildings and beautiful plot of 6870m .



INFORMATION

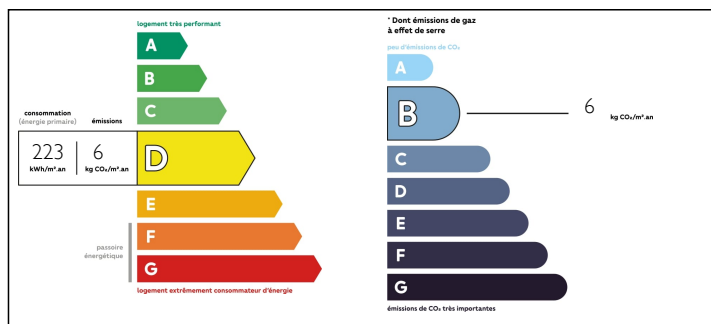
Town:	Lorignac
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	6870 m2



IN BRIEF

Situated in a calm and pretty hamlet, near the popular Gironde estuary towns of Saint Fort sur Gironde and Mortagne sur Gironde, this well presented detached two bedroom property has been renovated with care to maintain its character. It comprises of two ground floor bedrooms, one with dressing and additional toilet, office, shower room, very cosy living room with central chimney and wood burner, a fully equipped kitchen, and utility room. Adjoining garage and an expansive workshop/barn. There is also an additional barn to renovate. Modern double glazing and shutters, insulation in the roof and in the exterior walls, fast fiber wifi and water softener, waste system and septic tank fully conform. Well maintained front and back gardens with mature shrubs, trees and ornamental pond. Two separate accesses, and private parking. A spacious field ideal for horses, with additional and practical third access from a side road.

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.



LOCAL TAXES

Taxe foncière: 229 EUR

NOTES

DESCRIPTION

The house in more detail :

GROUND FLOOR :

KITCHEN - 10.6 m² fully equipped, doorway to salon and second doorway to utility room

SALON: 20.7 m² with stone fireplace, wood burner and views over garden, doorway to office/bedroom and bedroom 2

OFFICE: 11.0m² - doorway to WC, dressing and bedroom 2

WC: 1.3m²

DRESSING: 2.7 m²

BEDROOM 1: 16.0 m²

UTILITY ROOM: 2.8 m²

HALLWAY: 2.6 m²

SHOWER ROOM: 4.6 m² with shower , sink and WC

GARAGE: 33.8 m²

BEDROOM 2: 9.68 m²

BARN/WORKSHOP: 110 m²

ATTIC: in the roof.

BARN: 39.4 m² to renovate.

Large garden with mature fruit trees, trees, mature shrubs and pond.

Long rear field ideal for horses with separate side road access.

All measurements are approximate.

Viewing is strictly by appointment only, with Mrs Louise Power of Leggett Immobilier International.

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