

Charming 4 bedroom character village house with fabulous outbuildings

EXCLUSIVE



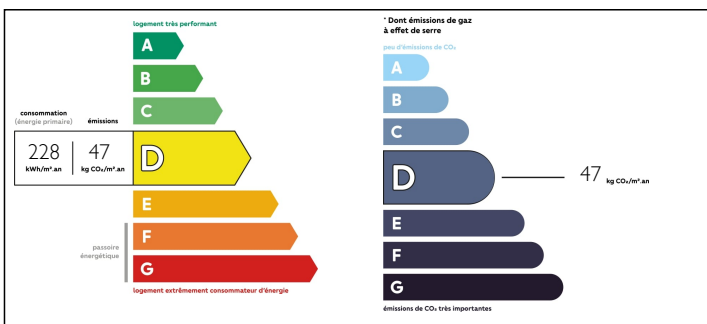
INFORMATION

Town:	Saint-Palais-de-Phiolin
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	903 m2

IN BRIEF

This charming attached property is in the centre of a peaceful village only 40 minutes from the beaches of the Atlantic coast. The house has been stylishly renovated throughout, mixing the many charming character features with modern touches. On the ground floor is stylish open plan kitchen and dining room, living room and beautiful bedroom with attached bathroom. On the first floor are 2 further good sized bedrooms and a third bedroom to renovate. Outside is mature and charming enclosed garden with private terrace and fabulous outbuildings including a garage, artist's workshop and large building which could be developed into more living accommodation or a gite. Nearest amenities 5km (supermarket, doctor, weekly markets, boulangerie), Bordeaux 1hr, La Rochelle 1hr 15, Angoulême and TGV to Paris 1 hr.

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

Ground Floor

- Kitchen/ dining room - 28.5m²
- Utility room/ cloakroom
- Living room - 23.6m²
- Bedroom 1 - 19.5m²
- Attached bathroom with bath, shower, WC - 14.5m²

First Floor

- Bedroom 2 - 14.5m²
- Bedroom 3 - 17.5m²
- Bedroom 4 (to renovate) - 13.5m²

Outside

- Garage - 55m²
- Outbuilding - 65m²
- Workshop - 65m²
- Boiler room with WC

- *Heating via oil and wood-burner
- * Double glazed and insulated throughout
- * All measurements are approximate

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

LOCAL TAXES

Taxe foncière: 540 EUR

NOTES