

Lovely 3 bed house with 2 bedroom maison d'amis down a quiet lane with very private gardens and a pool



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Aumagne           |
| Department: | Charente-Maritime |
| Bed:        | 5                 |
| Bath:       | 2                 |
| Floor:      | 226 m2            |
| Plot Size:  | 3660 m2           |

## IN BRIEF

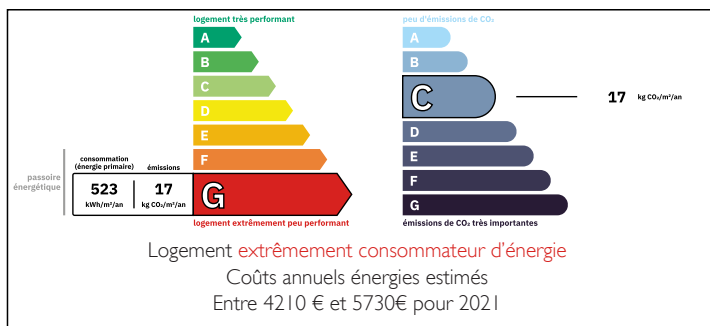
Charming 3-Bedroom Country House with 2-Bedroom Maison d'Amis set at the end of a quite road with large private gardens with a pool

Nestled at the end of a quiet lane, this lovely 3-bedroom country house offers tranquility and privacy in an idyllic rural setting. The property includes a separate 2-bedroom maison d'amis, perfect for hosting guests or generating rental income. Surrounded by expansive, well-maintained private gardens, this home provides ample space for outdoor activities, gardening, or simply enjoying the peaceful countryside.

With its quiet location and additional living space, this property is ideal for those seeking a relaxing retreat or a flexible living arrangement.



## 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: 900 EUR

## NOTES

## DESCRIPTION

This is a great opportunity to acquire what is essentially two houses in one. The main 3-bedroom property is beautifully decorated and finished to a high standard, offering a comfortable and stylish living space. In addition, the property features a charming 2-bedroom guest cottage, perfect for visiting family and friends or as a potential rental unit.

Whether you're looking for a family home with additional accommodation or seeking a property with income potential, this versatile setup offers endless possibilities.

### Main house

In greater detail: salon with windows on 3 sides and a large open fire - 41m<sup>2</sup>

Kitchen / dining room - 27m<sup>2</sup>

On the first floor 3 double bedrooms - 15m<sup>2</sup>, 12m<sup>2</sup>, 14m<sup>2</sup>

Bathroom - 13m<sup>2</sup>

Storage space - 5m<sup>2</sup>

### The maison d'amis:

Salon - 40m<sup>2</sup>

shower room / wc - 5m<sup>2</sup>

On the first floor:

2 double bedrooms - 26m<sup>2</sup>, 31m<sup>2</sup>

Integrated into the maison d'amis is a workshop - 20m<sup>2</sup>

There is a further building across from the house currently used as a laundry room - 15m<sup>2</sup>

The garden is divided into 3 distinct parts and there is a pool which needs relining.

This is a lovely property and viewing is highly recommended.

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Information about risks to which this property is