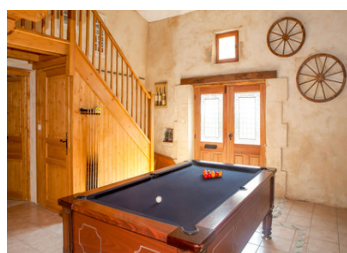


Charentaise 4 bedroom renovated barn with garden and heated swimming pool near the Gironde Estuary



INFORMATION

Town:	Saint-Sorlin-de-Conac
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	229 m2
Plot Size:	2709 m2



IN BRIEF

This Charentaise stone renovated barn is located in a picturesque hamlet, less than 2km from the nearest village and commerce, 40 mins drive from the sandy beaches of the Atlantic coast, and 50 mins drive from the thriving city of Bordeaux and its international airport.

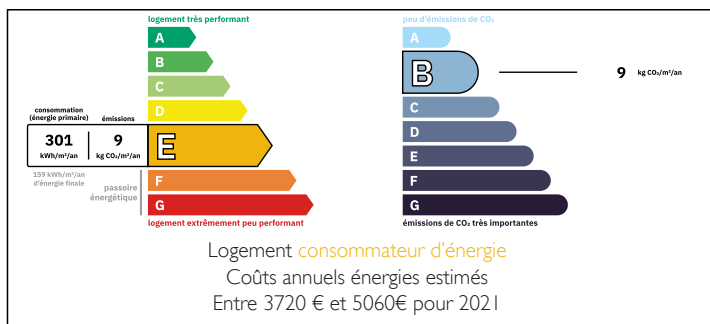
This attractive character property, originally a wine makers barn in a vineyard, is now a holiday home and a successful gite business, comfortably sleeping up to 10 people.

Heating is by modern electric wall heaters and a traditional wood-burner, with traditional wooden shutters keeping the house cool in summer.

2 of the 4 bedrooms are conveniently situated on the ground floor and 2 have en-suite shower rooms. There is a fully equipped kitchen, dining room, utility room, ground floor family bathroom, and 1st floor mezzanine.

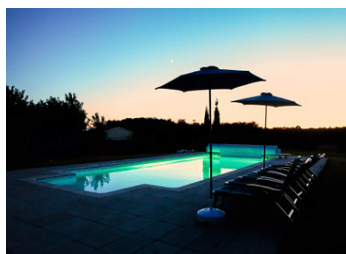
Outside there is a large garden with stunning views, a heated...

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: 1261 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR : with modern high quality floor tiles throughout

MAIN ENTRANCE and expansive grand hallway 33m² leading to multiple rooms, including :

WC: 2 m²

LIVING ROOM : 45m² with 2 window seats, fully refurbished fireplace with woodburner

SHOWER ROOM: 8m² with bath, Italian shower and WC

KITCHEN : 19m² fully fitted with appliances, range cooker, leading to,

SIDE ENTRANCE ROOM: 5m² with work surface and side entrance door

DINING ROOM: 38 m² with French doors leading out to the covered terrace, garden and pool.

BEDROOM 1 : 16 m².

EN SUITE SHOWER ROOM: 5 m² with WC, heated towel rail and Xpelair

BEDROOM 2: 13 m²

FIRST FLOOR : with replaced high quality wood floor throughout

MEZZANINE and HALLWAY: 17 m²

BEDROOM 3: 15 m²

ENSUITE SHOWER ROOM: 4m² with WC, heated towel rail and Xpelair

BEDROOM 4: 11 m²

EXTERIOR :

COVERED REAR PORCH: via a back door from the kitchen

COVERED OUTDOOR DINING AREA: via double French doors from dining room

HEATED SWIMMING POOL: 64.2 m² (12m x 5m + 3m x 1.4m) with motorised electric pool cover and underwater floodlights, and large, panoramic stone terrace

STONE BBQ .

WOODEN SHED: 9.5m² housing the pool filter, pump etc, with storage space