



Ref: A23593ELM17

Price: 339 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (320 000 EUR without fees)

Charming longère Charentaise - 7 rooms - Garden - Garages - Gite possibility - 10 minutes from Baignes





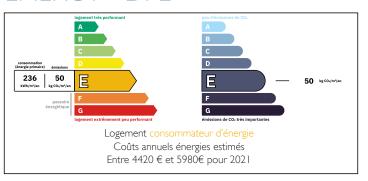








FNFRGY - DPF



INFORMATION

Town: Messac

Department: Charente-Maritime

Bed:

2 Bath:

Floor: 304 m² Plot Size: 8618 m2

IN BRIEF

Located in the south of Charente-Maritime, this attractive 300m² Charentaise property offers spacious living spaces in beautiful settings. The old-world charm has been preserved with its stone walls, exposed beams, and fireplaces. 10mn from Baignes, 15mn from Montendre, and 1h from Bordeaux.

On the ground floor, there is a kitchen/dining room, a utility room, two living rooms, an office/bedroom, a toilet, a laundry room, a bedroom with a mezzanine, and a shower room. Access to the garage from the utility room.

Upstairs, there are two large bedrooms, each of which could be divided into 2 bedrooms, a shower room, and a toilet.

The outbuildings adjoining the main house include a barn with a concrete floor, a mezzanine, and a

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.





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LOCAL TAXES

Taxe foncière: 552 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN UPON REQUEST

GROUND FLOOR

- I Entrance hall 29m² with a wood stove
- I First Living Room 34m² with functional but uncased fireplace
- I Kitchen / Dining room 36m² with a fire space to enjoy a bbq.
- I Back kitchen 10m² access to the garage.
- I Bedroom 24m² with mezzanine of I3m² ideal for reading or creating an office space
- I Shower room 6m² with shower, sink and wc
- I second living room $26m^2$ with a wood burner access to the first floor
- Loffice / bedroom 12m²
- I toilet with sink 4m²

FIRST FLOOR - Abalone staircase

- I Bedroom 37m² with a dressing room of 6m²
- I Bedroom 35m² with a 3m² dressing room
- I Bathroom 6m² with shower and sink
- I toilet 2m²

OUTBUILDINGS

I Garage - 57m² with access to the back kitchen

I Barn - 108m² with a beautiful fireplace for your barbecues. Ideal for a summer kitchen. Mezzanine of 32m² and a workshop of 32m². Possibility of connecting the main house to this space.

I other barn - 24m² with concrete floor

2 pig bays - 8m²

I Well to reconnect with a lifting pump

OUTSIDE

Terrace at the back of the house where you can relax under the wisteria when the heat is too strong. Garden of more than 8000m² with very beautiful trees and shrubs.

Quiet environment

TECHNICAL INFORMATION

Double glazing apart from the ground floor office &

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr