

Single storey character house with 3 bedrooms, garage, barn & stunning garden. Quiet location, close to shops.



## INFORMATION

Town:	Boutenac-Touvent
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	5595 m2

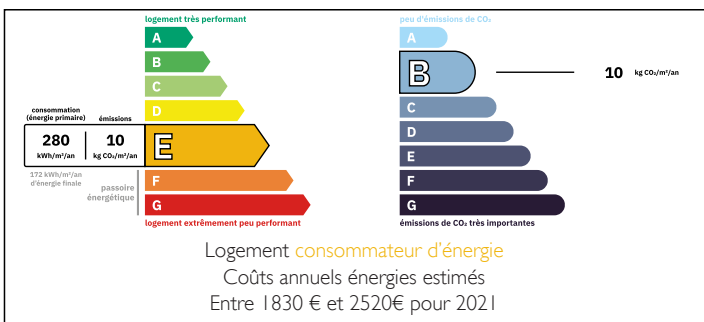
## IN BRIEF

This charming detached property, has enormous potential and offers peace and quiet, set in a large and exceptionally beautiful garden and park, fully fenced, unoverlooked and no neighbours. With mature shrubs and trees, and multiple fruit trees. Very close to a pretty village. Less than 15 minutes drive from the pretty villages and towns of the Gironde estuary, and just 25 minutes drive from the sandy beaches of Royan and Meschers-sur-Gironde.

Heating is via a modern wood burner bought and installed in 2023, and electric radiators. Two hot water tanks of 50L and 150L were bought and installed in 2020.

There is a possibility to renovate the attic into another room, there is a large cellar to stock wine and use as a workshop, 2 porches, & 2 garages. The property has such potential but requires some additional double glazed windows,...

## 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

In the main house:-

Equipped kitchen: 19.8 m<sup>2</sup>

Bedroom 1: 12.0 m<sup>2</sup>

Bedroom 2: 12.5 m<sup>2</sup>

Studio: 25.8 m<sup>2</sup> with double patio doors and an old wood burner

Salon with modern wood burner bought and installed in Feb 2023

Bathroom: 7.01 m<sup>2</sup> with WC

Additional toilet: 1.22 m<sup>2</sup>

Outbuildings: wine cellar, workshop, barn with mezzanine, garage with mezzanine, and covered front terrace and lean to.

Outside: fully fenced stunning and well maintained south-facing gardens and park, with mature fruit trees, trees and shrubs.

Septic tank waste system non conforming

Viewing strictly by appointment only.

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

## LOCAL TAXES

Taxe foncière: **39 EUR**

Taxe habitation: **EUR**

## NOTES