

Impressive 6 bedroom town house in the centre of Mirambeau. Currently a successful bnb/ chambre d'hote.



## INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	6
Bath:	5
Floor:	295 m2
Plot Size:	120 m2



## IN BRIEF

This well presented town house over 3 floors in the centre of the town of Mirambeau in Charente Maritime. Near the Gironde estuary & 40 mins from the beaches of the Atlantic coast. Bordeaux & La Rochelle 1 hour by car.

Bright & spacious rooms, some with en-suite shower rooms.

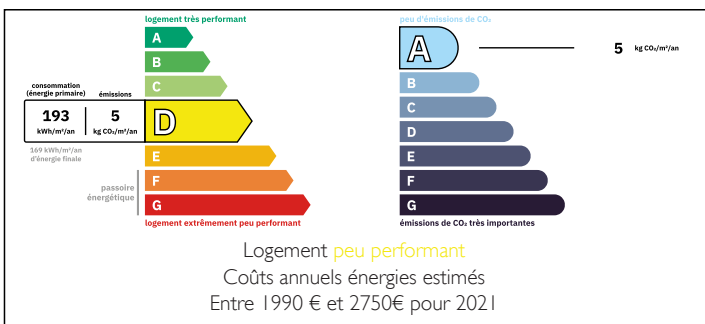
Modern central heating system via a pellet boiler and automatic silo.

Bourgeois rooms, spacious and bright with high ceilings, some well-restored Charentaise stone walls. Successful revenue-generating guesthouse business. Possibility of including all the equipment & furniture necessary for the continued operation of the guest house.

The 2nd floor incl. an attic space with potential for a studio. The kitchen is modern and fully equipped. Electric shutters & electric ceiling fans in certain rooms. Restored exterior wooden shutters.

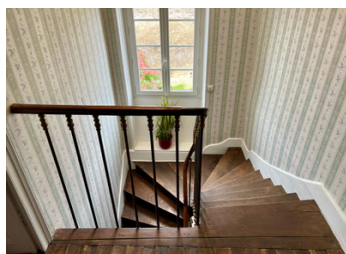
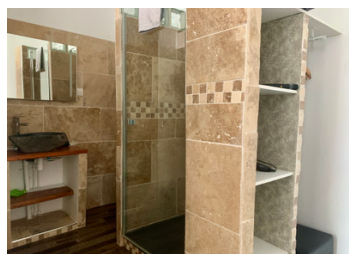
PVC double glazing throughout. Free source of

## 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

BASEMENT:-

CELLARS x 4:

GROUND FLOOR:

ENTRANCE: 17.2m<sup>2</sup>

BEDROOM: 11.5m<sup>2</sup>

SHOWERROOM: 5.9m<sup>2</sup> with WC

DINING ROOM: 23.5m<sup>2</sup> with fireplace

HALLWAY: 11.3m<sup>2</sup>

LIVING ROOM: 22.5m<sup>2</sup> with fireplace

KITCHEN: 18.5m<sup>2</sup> fitted and equipped, with fireplace

REAR KITCHEN/UTILITY ROOM: 11.5m<sup>2</sup>

WC: 2.1m<sup>2</sup>

INTERMEDIATE LEVEL:

SHOWERROOM: 4.7m<sup>2</sup> with WC

FIRST FLOOR:

PASSAGEWAY: 0.6m<sup>2</sup>

LANDING: 6.0m<sup>2</sup>

BATHROOM: 8.7m<sup>2</sup>

DRESSING ROOM: 8.5m<sup>2</sup>

PASSAGEWAY: 0.7m<sup>2</sup>

HALLWAY: 4.7m<sup>2</sup>

BEDROOM: 22.7m<sup>2</sup> with fireplace

BEDROOM: 20.7m<sup>2</sup> with fireplace

BEDROOM: 17.7m<sup>2</sup> with sink, WC and fireplace

LAUNDRY ROOM: 9.9m<sup>2</sup>

SECOND FLOOR:-

LANDING: 6.3m<sup>2</sup>

BEDROOM: 13.9m<sup>2</sup> with shower room and WC 5.4m<sup>2</sup>

BEDROOM: 15.3m<sup>2</sup> with shower room and WC 6.2m<sup>2</sup>

LANDING: 0.3m<sup>2</sup>

ATTIC ROOM: with a 4.0m high ceiling, with modern sauna and three additional rooms: 36.45m<sup>2</sup>, 9.18m<sup>2</sup>, 6.54m<sup>2</sup> and WC 2.70m<sup>2</sup>, with the potential to renovate into a studio

OUTSIDE: fenced courtyard garden of 120m<sup>2</sup>, and

## LOCAL TAXES

Taxe foncière: 533 EUR

Taxe habitation: EUR

## NOTES