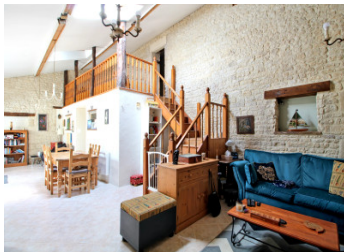


Spacious stone house with gite and enclosed garden



INFORMATION

Town:	Loiré-sur-Nie
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	245 m2
Plot Size:	1056 m2



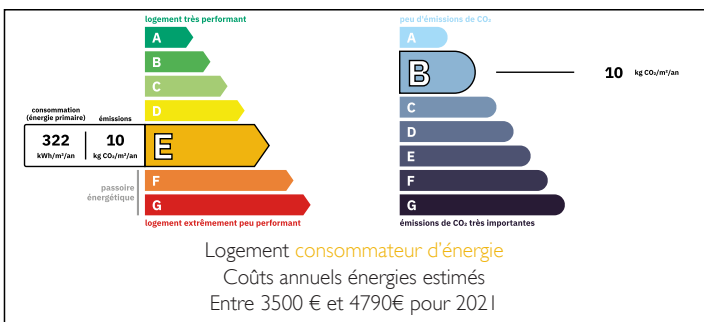
IN BRIEF

This property provide lots of space and would be interesting for someone looking to do a Chambre d'Hotes or could be equally used for a large family.

In total there are 5 bedrooms and 3 bathrooms in the main house. And there's also a separate guest house that's newly renovated.

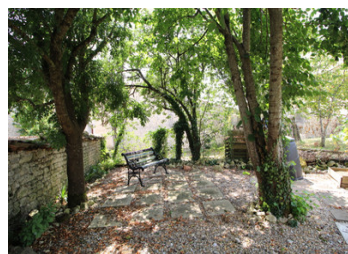
In a quiet village in the Charente Maritime, with a little épicerie at walking distance. Not far from the lovely villages of Matha, Aulnay, Saint Jean d'Angély and Néré.

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

The property in greater detail :

MAIN HOUSE, Ground floor

Entrance into the kitchen (15 m²)

Large living room (45 m²) with dining area and logburner.

Utility room (4 m²)

Toilet (4 m²) with storage space

Two bedrooms (12 and 19 m²)

A large room ready for conversion (35 m²) with a beautiful fireplace

MAIN HOUSE, First floor :

From the living room, stairs rise to a mezzanine area (9 m²)

Upstairs are three spacious bedrooms (14, 16 and 22 m²), all with their own bathroom. The biggest bedroom and bathroom still need to be finished.

GITE :

A newly renovated gite that has been tastefully decorated. There's a reception room (21 m²) with kitchen on the ground floor and a bedroom with bathroom on the first floor (16 m²).

OUTBUILDINGS :

A barn of approximate 68 m² with a floor above it. An open fronted barn used for wood storage.

GARDEN :

There's a small garden in front of the house, an enclosed garden at the back and an allotment across the street. In total the land covers 1054 m², including footprints of the house and buildings.

LOCAL TAXES

Taxe foncière: 626 EUR

Taxe habitation: EUR

NOTES

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