

Beautiful detached 3 bedroom, 3 bathroom character house set in peaceful rural location



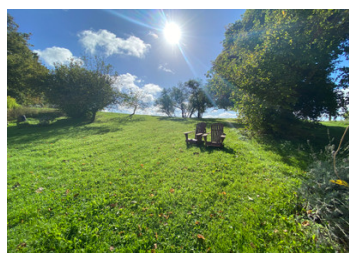
INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	185 m2
Plot Size:	30980 m2

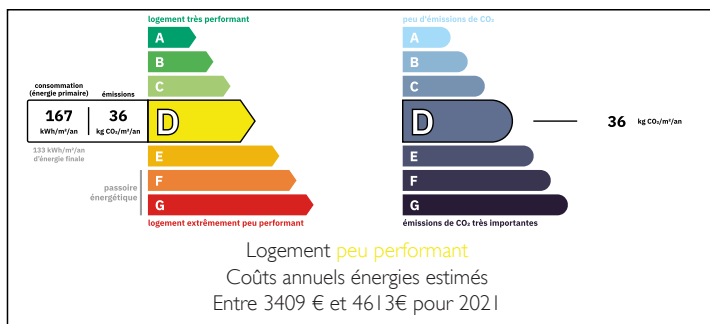
IN BRIEF

Nestled on the edge of a peaceful rural commune, this property has been stylishly renovated by the current owners to a high standard carefully preserving the original charm and character. In excellent condition throughout, the spacious and light filled rooms benefit from the house's sunny south-facing position.

There are 2 good size bedrooms, each with their own bathroom or shower room and a stunning master bedroom with attached dressing room and bathroom. A beautiful living room, kitchen, utility, library/snug and dining area make up the ground floor. On the first floor there is a large attic spanning the length of the house that could be converted. Outside there is an attached barn with cellar and 2 small garden buildings set amongst the 3.8h of private gardens and land.



ENERGY - DPE



The house is well located approximately 15 minutes

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

Ground floor

Entrance/ dining room - 28.5m2

Kitchen - 16.8m2

Utility - 15m2

Living room - 36.5m2

Library - 11m2

Bedroom 1 - 15.5m2

Shower room (shower, basin, WC) - 3.7m2

Bedroom 2 - 12.7m2

Bathroom (bath, basin, WC) - 6m2

Master bedroom with dressing room - 18m2

Bathroom (bath, basin, WC) - 10.5m2

1st floor

Attic (fully boarded/ insulated) - 85.5m2

Outside

Attached barn - 52m2

Heating - oil/ under floor heating/ open fireplace

Sewerage - septic tank

Fibre internet available

ALL MEASUREMENTS ARE APPROXIMATE

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

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES