



Ref: A33422ANB17

agency fees included: 6 % TTC to be paid by the buyer (400 000 EUR without fees)

Price: 424 000 EUR

Stunning 4 bedroom house with pool and 2 attached barns with development potential in the attic.















ENERGY - DPE



INFORMATION

Town: Orignolles

Department: Charente-Maritime

Bed: 4

Bath: 2

Floor: 188 m²

Plot Size: 13686 m2

IN BRIEF

Not to be missed, this beautifully renovated house is on the market after being a much loved family and holiday home for nearly 20 years and is full of character and charm.

The house offers large and bright rooms across the ground floor and a huge attic space on the first floor with full height beams that could be converted to make additional living spaces and bedrooms.

Outside there is private gated entrance leading to the large, fully enclosed gardens, a private courtyard and covered terrace and a fabulous pool area.

The house is well located only 5 minutes from the town of Montguyon and its various amenities (supermarket, restaurants, bakery, butcher, bank) 50 minutes from Bordeaux airport and 1h20 to the Atlantic coast.

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 habitation: EUR

NOTES

DESCRIPTION

Ground Floor

- Entrance hall/ study 12m2
- Kitchen 21m2
- Living room 38m2
- Family bathroom (shower, bath, basin, WC) 21m2
- Bedroom I 28m2
- Bedroom 2 23m2
- Bedroom 3 17m2
- Bedroom 4 17m2 with ensuite shower room (shower and basin)

Barn I

- Ground floor 33m2
- First floor 70m2 (full head height)

Barn 2

- Ground floor 40m2
- First floor 73m2 (full head height)

Barn 2

- Ground floor only - 80m2

Outside

Pool - $12 \times 6m$ (salt)

- *Heating via wood-burner and electric
- *Sewerage via septic tank

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