

Four bedroom house with land and outbuildings, in a quiet location near Mirambeau and the Gironde estuary.



INFORMATION

Town:	Semoussac
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	130.42 m2
Plot Size:	4814 m2



IN BRIEF

Situated in a peaceful hamlet with just one other adjoining house, this property is in a quiet and tranquil street with stunning views of the countryside.

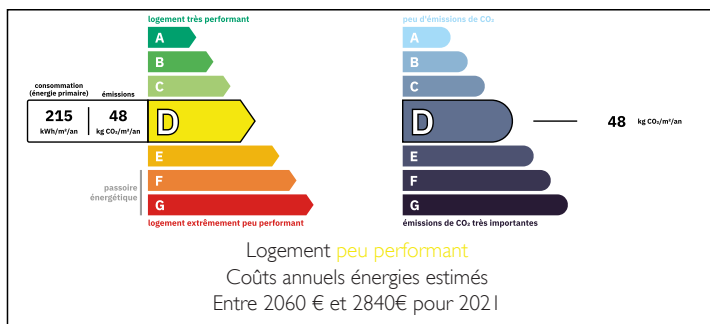
The house offers on the ground floor a large living room/ dining room with fireplace, a large kitchen, a back kitchen/pantry with access to the large garage and the two floored attic, a shower room & WC and a practical ground floor bedroom.

On the first floor are three more spacious bedrooms and WC.

The exterior offers a front stone terrace, a rear stone terrace with covered area, a fully fenced maintained rear garden with mature shrubs, trees, fruit trees, additional private exterior parking, fully fenced rear garden & extensive field/meadow.

Conveniently situated 1 km from the village of Semoussac, 5km from the town of Mirambeau with its bars, restaurants, shops, large supermarket & commercial zone...

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 more detail:

GROUND FLOOR:-

(tiled floors throughout)

BEDROOM 1: 12.6 m²

SHOWER ROOM: with sink, bidet and shower

LIVING ROOM/ DINING ROOM: 31.3 m² with open fireplace and staircase to access the first floor

KITCHEN: 17.9 m² fully equipped with electric oven and gas hob

REAR KITCHEN: 18.0 m², with sink, shelving, white goods, including second gas oven, with door to garden

WC: 1.6 m²

SHOWER ROOM: 4.40 m² with sink, shower and WC

STORAGE ROOM: 15.6 m², with cement floor, shelving, cupboards and stairs to attic

FIRST FLOOR:-

(well maintained wood floors throughout)

BEDROOM 2: 14.9 m², with built in wardrobes

HALLWAY: 1.9 m²

WC: 3.4 m², with sink and toilet

BEDROOM 3: 11.8 m²

HALLWAY: 2.3 m², south facing

BEDROOM 4: 12.1 m², south facing

ATTIC: 36.2 m², on first floor accessed via a staircase in the storage room

OUTBUILDINGS:-

GARAGE: 42.1 m² with cement floor and double doors to country road and side door to back garden

ROOFED LEAN TO: 13.25m²
7.0 m²

FRONT TERRACE: 26.0 m², tiled and walled

BACK TERRACE: 30.1 m², tiled and walled with outdoor shelves and covered area

WOODEN SHELTER 1

WOODEN SHELTER 2

TOTAL LAND PLOT: 4814 m² of land including a fully fenced south-facing garden with mature trees, fruit trees and shrubs, and large field/meadow

LOCAL TAXES

Taxe habitation: EUR

NOTES