

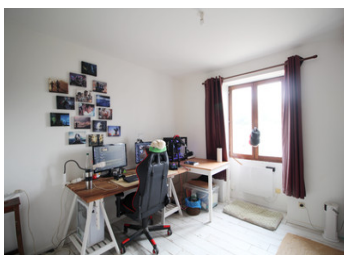
Charming renovated stone house with gîte, outbuildings & garden in peaceful French countryside.

EXCLUSIVE



## INFORMATION

Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	189 m <sup>2</sup>
Plot Size:	1585 m <sup>2</sup>



## IN BRIEF

Beautifully renovated 4-bedroom stone house with 2-bedroom gîte, stone outbuildings, and private garden near Dampierre-sur-Boutonne.

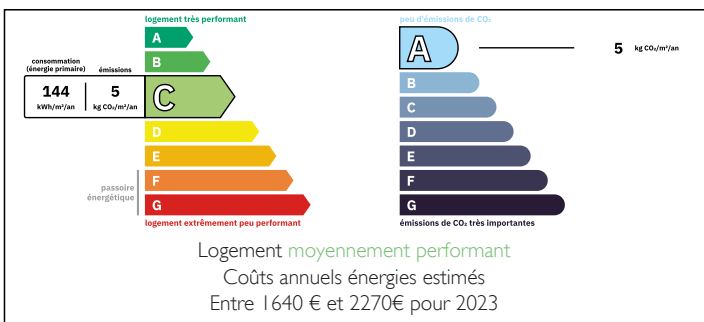
This move-in ready property combines authentic French charm with modern comfort: double glazing, new reversible heat pump (2023), and a septic tank (2024).

The bright open-plan living area, stylish bedrooms, and quality finishes make it ideal as a family home or holiday retreat.

The separate gîte with private access is perfect for guests or holiday rentals.

Outdoor spaces include a walled garden, fruit trees, a stone bakehouse with bread oven, a large hangar for storage or parking, and a covered terrace ideal for alfresco dining.

## ENERGY - DPE



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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

### Main House

#### Ground Floor:

A bright and spacious open-plan living area (57.6 m<sup>2</sup>) integrates kitchen, dining, and lounge spaces. Large windows bring in natural light, while a modern reversible heat pump ensures efficient year-round comfort. A shower room with WC (2.5 m<sup>2</sup>) and a utility room (2 m<sup>2</sup>) complete the ground floor.

#### First Floor:

Four comfortable bedrooms:

Bedroom 1 (17 m<sup>2</sup>),

Bedroom 2 (10 m<sup>2</sup>),

Bedroom 3 (9 m<sup>2</sup>),

Bedroom 4 (9 m<sup>2</sup>)

Plus a modern shower room with WC (5 m<sup>2</sup>).

## LOCAL TAXES

Taxe foncière:

750 EUR

### Gîte (Guest Accommodation)

#### Ground Floor:

Spacious living room (37 m<sup>2</sup>) with travertine flooring, updated windows, and new electrics, ready for kitchen installation.

#### First Floor:

Two bedrooms (11 m<sup>2</sup> and 12 m<sup>2</sup>), brand new shower room (5.8 m<sup>2</sup>) awaiting sink installation, and a separate WC.

Perfect for family, guests, or generating rental income.

### Outbuildings & Garden

- Stone bakehouse (28 m<sup>2</sup>) with bread oven, new roof, and concrete floor; ideal as a workshop, studio, or spa.

- Large hangar (approx. 100 m<sup>2</sup>) suitable for storage, parking, or a campervan.

- Outhouse with covered terrace for alfresco dining.

Private garden with fruit trees, well, and lawn areas surrounded by countryside views.

## NOTES