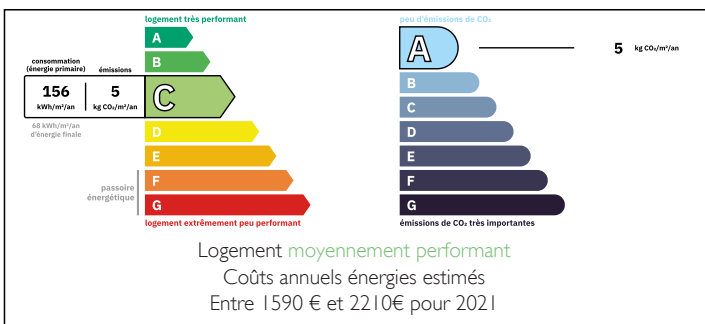


## Charming Blue-Shuttered Longère with Large Garden, Outbuildings & Conversion Potential

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Salignes
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	3833 m2

## IN BRIEF

Discover this charming detached French longère with traditional blue shutters, set in a peaceful location with a beautiful 3,830 m<sup>2</sup> parkland garden and orchard. Full of original character and offering generous living space, the property combines authentic charm with modern comfort thanks to double glazing and an energy-efficient heat pump.

The house features a spacious living room with fireplace, a large kitchen opening onto a west-facing terrace, two to three ground-floor bedrooms and two additional bedrooms upstairs. Two large attic spaces offer excellent potential for further conversion into extra bedrooms, guest accommodation or a home office.

Outside, the property benefits from mature trees, a lovely orchard, ample parking, a large garage and a separate workshop. An ideal family home or countryside retreat with plenty of indoor and

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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

This charming detached French longère with its traditional blue shutters is full of character and authenticity. Set within approximately 3,830 m<sup>2</sup> of mature gardens and orchard, the property offers generous living space, beautiful original features and exciting further potential.

Located in a peaceful countryside setting, the house combines rustic charm with modern comfort, including double glazed windows and an energy-efficient heat pump.

### Ground Floor

- You enter directly into the spacious 40 m<sup>2</sup> living room, a warm and welcoming space featuring an original open fireplace, exposed character and plenty of natural light.

- The large 26 m<sup>2</sup> kitchen offers ample room for family dining and entertaining, with patio doors opening onto a west-facing terrace. The perfect spot to enjoy outdoor meals and sunsets overlooking the garden.

- A practical utility room of 14 m<sup>2</sup> includes a separate shower and toilet.

- The hallway leads to:

- Bedroom 1 – 11 m<sup>2</sup>

- Bedroom 2 – 10 m<sup>2</sup>

- Office or Bedroom 3 – 12 m<sup>2</sup> with double doors opening directly onto the garden

- There is also a separate toilet and a family bathroom equipped with shower, sink and jacuzzi bath.

### First Floor

- Upstairs, the landing includes an additional separate toilet and leads to:

- Bedroom 4 – 15 m<sup>2</sup>

- Bedroom 5 – 12 m<sup>2</sup>

- The first floor also benefits from two large attic spaces of 41 m<sup>2</sup> and 18 m<sup>2</sup>, offering excellent conversion potential for additional bedrooms, guest accommodation, studio space or a home office.

## LOCAL TAXES

**Taxe foncière: 923 EUR**

**Taxe habitation: 800 EUR**

## NOTES