

## Charming 400-Year-Old Stone House with Pool Near the Atlantic Coast.



## INFORMATION

Town:	Geay
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	180 m <sup>2</sup>
Plot Size:	2337 m <sup>2</sup>

## IN BRIEF

Tucked away in a quiet village yet within easy reach of all amenities and the beautiful beaches of the Atlantic coast, this 400-year-old converted stone barn is full of character and charm.

The property offers generous living space, including:

A welcoming farmhouse-style kitchen

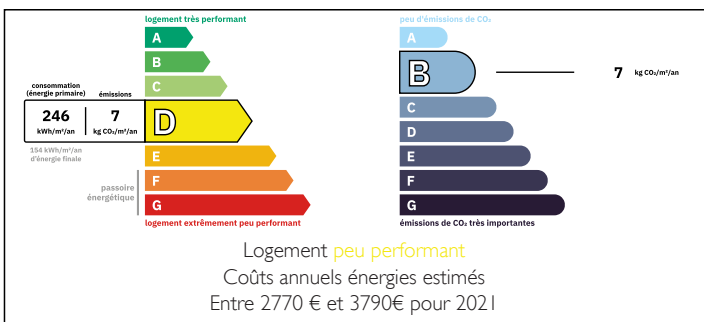
Spacious entrance hall

Bathroom, shower room, and three ground-floor bedrooms

A private en suite fourth bedroom on the first floor

Outdoors, the home is equally inviting. A large garden features a swimming pool, while a charming wisteria-covered terrace provides the perfect shaded spot to relax on sunny days. The gated driveway

## 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.

reached in around...



## LOCAL TAXES

**Taxe foncière: 1053 EUR**

**Taxe habitation: 977 EUR**

## NOTES

## DESCRIPTION

The garden includes an old village bread oven now converted to accommodate a BBQ and pizza oven. Paddock with swings. 12 x 6 m pool with a children's safety ledge around the perimeter of the pool to enable small children to stand at the edge. There are Roman steps at the shallow end of the pool to allow safe access.

The house in more detail:-

Kitchen- 37m<sup>2</sup> with tiled floor, beams, stone walls, wood burner in charentaise fireplace. Two sets of double doors out onto the terrace.

Entrance Hall- 26m<sup>2</sup> with tiled floor, stone walls, double doors to the parking area.

Shower Room- 4m<sup>2</sup> with shower, W/C and wash hand basin and electric radiator.

Bedroom 1- 13m<sup>2</sup> with tiled floor, stone walls, beams and two windows.

Bedroom 2 -10m<sup>2</sup> with tiled floor, beams and window.

Bedroom 3 - 19m<sup>2</sup> with tiled floor, fireplace, stone walls, beams, door to garden and private sitting area.

En suite bathroom - 7m<sup>2</sup> with Bath and over bath shower, W/C, wash hand basin.

Living room- 40m<sup>2</sup> with open fireplace, tiled floor, beams and electric radiator.

Upstairs:-

Bedroom 4 -15m<sup>2</sup> with parquet floor, storage and beams with en suite bathroom- 7m<sup>2</sup> with bath and over bath shower, W/C and wash hand basin.

Outside:-

Pool- 12m by 6m with sitting area and fully secure with a fence and locked gate.

Garage - 19m<sup>2</sup>

Barn - 38m<sup>2</sup>

Well

Heating-wood burner, open fireplace and electric radiators.

All measurements are approximate.