

## Charming Renovated Village House with Indoor Pool, Garden & Barn in Charente-Maritime

EXCLUSIVE



## INFORMATION

Town:	Boscammant
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	164 m <sup>2</sup>
Plot Size:	972 m <sup>2</sup>

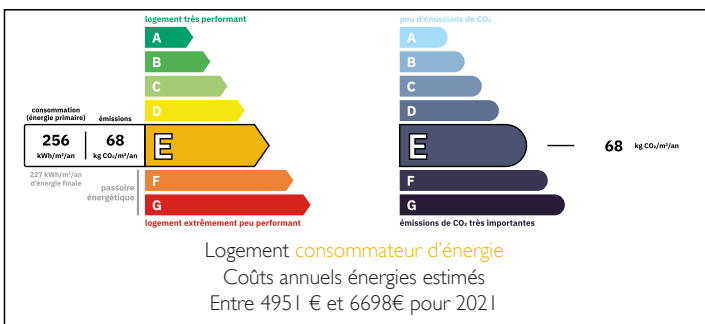


## IN BRIEF

Beautifully renovated village house offers modern comfort with timeless charm. With exposed stone walls, original beams and a handcrafted kitchen featuring granite worktops, this home seamlessly blends heritage with luxury.

We invite you to discover this stunning home, just minutes from country restaurants, local châteaux and the renowned racing track. Highly recommended.

## 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

### Overview & Style

Nestled in the heart of a charming village, this beautifully renovated home exudes traditional character thanks to its exposed stone walls, original ceiling beams, and artisan craftsmanship. Expertly restored, the property offers a harmonious blend of rustic elegance and modern amenities. Ideal for families, entertaining, or as a luxurious weekend escape, this home checks all the boxes for lifestyle and comfort.

### Ground Floor

**Kitchen (32m<sup>2</sup>):** A bright, airy space with handbuilt kitchen units, polished granite worktops, and natural wood flooring. A range cooker adds both functionality and style.

**Sitting Room (30m<sup>2</sup>):** Cozily appointed with fitted bookshelves and atmospheric lighting—a perfect spot for relaxation.

**Dining Room (22m<sup>2</sup>):** Adjacent to both kitchen and pool area, facilitating easy entertaining and seamless indoor-outdoor flow.

**Pool Area (81 m<sup>2</sup>):** Character-filled with natural stone walls and exposed beams. Home to an 8×4 m solar-heated swimming pool, a separate shower room with WC, basin, plumbing for washing machine, and double wooden doors opening onto the terrace and garden. This space is remarkable for all-season enjoyment.

### First Floor

Accessed via the kitchen or stone stairs adjacent to the pool, the first floor features:

Bedroom 1 (20m<sup>2</sup>)

Bedroom 2 (15m<sup>2</sup>)

Office / Dressing Area

## LOCAL TAXES

**Taxe foncière: 1287 EUR**

**Taxe habitation: 1219 EUR**

## NOTES