



Ref: A38735EB17

Price: 449 440 EUR

agency fees included: 6 % TTC to be paid by the buyer (424 000 EUR without fees)

Charming 8 bedroom character farmhouse with great gite potential, private gardens and pool



INFORMATION

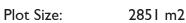
Town: Pommiers-Moulons

Department: Charente-Maritime

Bed: 8

Bath: 6

Floor: 368 m2







IN BRIEF

This charming character farmhouse is located in a small rural hamlet only 10 minutes from the town of Montendre in the south of the Charente Maritime department.





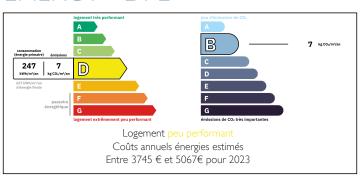
The property provides excellent possibilities for a gite business or flexible living for a large or multi generation family. There is 6 bedroom main house with spacious living rooms and 3 ground floor bedrooms. Attached is an independent 2 bed house that could be used as owners accommodation for a gite business or an annexe for visiting family and friends.





Outside the fully enclosed garden has great views over the surrounding countryside and there is a lovely pool surrounded by a wooden decked terrace and several good sized outbuildings.

ENERGY - DPE



The property is well located I hour from Bordeaux

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.



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LOCAL TAXES

Taxe foncière: 2474 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house - ground floor

- Kitchen 39m2
- Living room 50m2
- Bedroom I with attached shower room I3.6m2
- Bedroom 2 with attached shower room 31m2
- Bedroom 3 with attached bathroom 24m2

Main house - first floor

- Bedroom 4 with attached shower room 40m2
- Bedroom 5 with attached shower room 37.5m2
- Bedroom 6 with attached shower room 34m2

Attached house

- Ground floor living/ dining room , kitchen with pantry 65m2
- First floor 2 bedrooms and shower room 30m2
- Roof terrace (accessible through largest bedroom)
- 33m2

Outside

- 5 barns of varying sizes (45m2, 33m2, 39m2, 12m2, 18m2)
- Pool (chlorine)
- *Heating electric and wood burners
- *Drainage 2 x septic tanks

ALL MEASUREMENTS ARE APPROXIMATE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr