

## 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            |
| Plot Size:  | 2851 m2           |

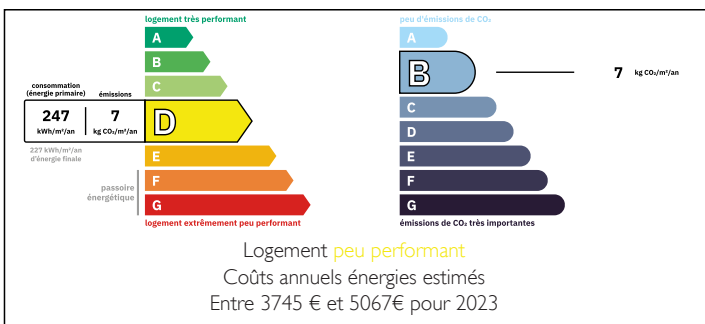
## IN BRIEF

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 1 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.



## DESCRIPTION

Main house - ground floor

- Kitchen - 39m2
- Living room - 50m2
- Bedroom 1 with attached shower room - 13.6m2
- 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

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

## LOCAL TAXES

Taxe foncière: **2474 EUR**

## NOTES