

Pretty 3 bedroom cottage in centre of Fontenet with barns and development potential.



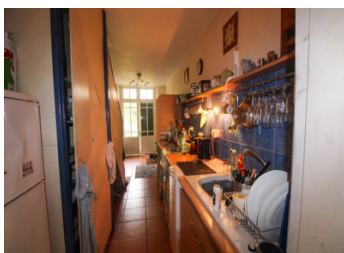
INFORMATION

Town:	Fontenet
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	1754 m2

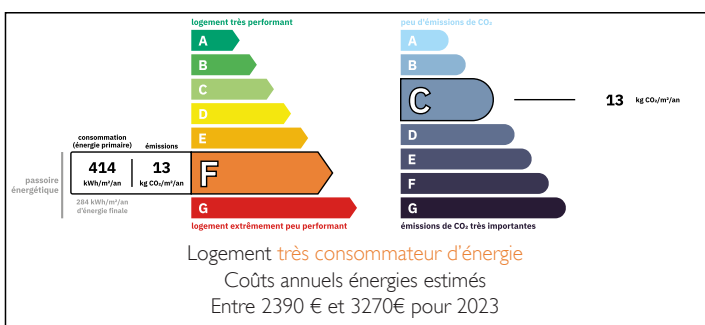
IN BRIEF

This is a secluded house set in its own gardens in the centre of a popular village. The property has large barns and also a separate, partially renovated building to develop. There is an entrance hall and galley kitchen leading into a large living room. There is a wood burner and two large windows looking out onto the garden. This room currently has plenty of space for a dining area and study area in addition to the seating area. There is a small study room off the kitchen, and also a ground-floor bathroom and WC.

Fontenet is around a 5 minute drive to the popular market town of St John D'Angely (future thermal spa town). Here you find a selection of supermarkets, restaurants, a swimming pool, cinemas and bars. There is...

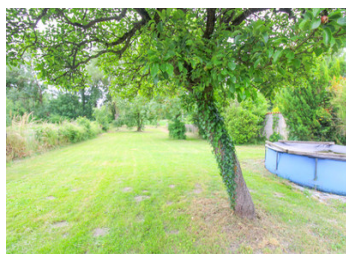


ENERGY - DPE



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

This house is heated by a wood burner in the living room and electric heaters. It has a fosse septique. It is partially double glazed. It is connected to fibre. The garden is well established and private and has a well.

In more detail:

Ground floor:

ENTRANCE (3m2)

GALLEY KITCHEN (12m2)

LIVING ROOM (32m2)

BATHROOM 4m2)

WC

STUDY (7m2)

WORKSHOP/STORAGE (9m2)

First floor:

LANDING

BEDROOM 1 (10m2)

BEDROOM 2 (10m2)

BEDROOM 3 (13m2) with SHOWER ROOM (3m2)

SHOWER ROOM (3m2) with WC

BUILDING (partially renovated) (42m2)

CARPORT (28m2)

BARNs - two enclosed, one open (43m2)

LOCAL TAXES

Taxe habitation: EUR

NOTES

All measurements approximate

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