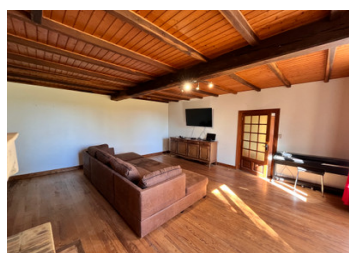
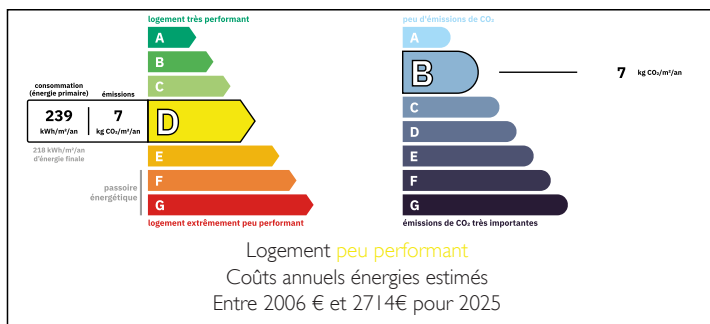


Character country house with 3/4 bedrooms, substantial outbuildings and an additional house to renovate

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	3
Bath:	1
Floor:	190 m2
Plot Size:	4196 m2

IN BRIEF

This large detached country house is set in a calm hamlet location just 15 minutes from the spa town of Jonzac and its many amenities.

On the ground floor there is a large lounge, a kitchen/ dining room, a shower room and toilet, a store room and a bedroom. On the 1st floor there are a further 2 bedrooms and a room that requires renovation offering the opportunity to create a grand master suite.

Although in need of updating, the house boasts many original features such as stone walls and original fireplaces. Heating is via a log stove and oil central heating and the house it is partially double glazed. Outside there are substantial outbuildings. One is an old house for renovation, one has been converted in to a snooker/pool/games room and there are multiple other buildings for parking...

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

Ground floor

Entrance hall - 15m2
Kitchen/dining room - 34m2
lounge - 32m2
Ground floor bedroom – 25m2
Store room- 7m2
Shower room - 4m2
Toilet 2m2

1st floor

Bedroom 2 - 18m2
Bedroom 3 - 16m2
Bedroom 4 to renovate - 35m2

Outside

Snooker/games room - 114m2
A total of 363m2 of outbuildings

The is well located just 10 minutes from the centre of Baignes st Radegonde which has several amenities (supermarket, doctor, petrol station, boulangerie), 15 minutes from Jonzac, 1 hour from Bordeaux, 1 hour from the Atlantic coast, 45 minutes from Angouleme (TGV direct to Paris).

Whatever the season, Charente-Maritime is a pleasant place to visit, with its beautiful beaches, ports, and pretty towns rich in history and enjoys the 2nd highest number of sunshine hours in France.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES