

Delightful 3 bedroom stone cottage with land and a separate gite in an idyllic riverside setting in Fenioux



INFORMATION

Town:	Fenioux
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	4498 m2

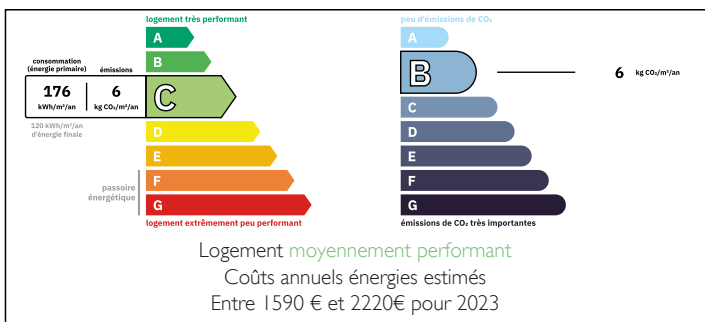
IN BRIEF

The house dates from the 17th Century and is set at the end of a quiet lane, it has a beautiful setting. Facing a small waterfall and with trees all around this is a rural treat. Ideal for anyone with a dog as fabulous walks start from the front door! The house is in the heart of Fenioux a popular village just 9km from St Jean D'Angely with its twice weekly market, restaurants, bars, supermarkets, hospital and cinema. The house is set over two floors with a large living room, kitchen diner, and office (with working bread oven) on the ground floor. There are 3 bedrooms on the first floor. The property has a large plot with a barn; this area can be reduced by negotiation if not required.

The gite opposite is...

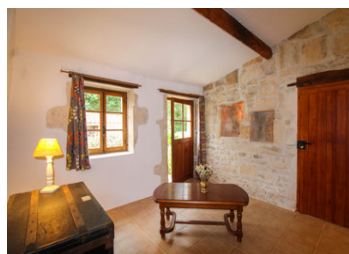


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 740 EUR

NOTES

DESCRIPTION

The house has electric heating with a recently installed heat exchange pump system (heating and air conditioning). It also has a new electric water heater and water softener. There is a woodburner in the living room, which heats the living room and kitchen.

In more detail:

Ground floor

KITCHEN

LIVING ROOM

STUDY

WORKSHOP

SHOWER WC

First floor

BEDROOM

BEDROOM

BEDROOM

SHOWER ROOM

WC

Guest house

SHOWER

LIVING ROOM

BEDROOM

Garden

Shed

All measurements approximate

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