

Ref: A40665CPI17

Price: 272 850 EUR

agency fees to be paid by the seller

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











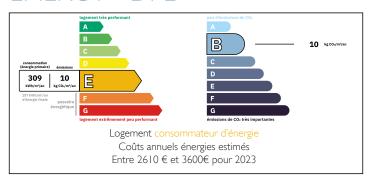


IN BRIEF

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



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: 740 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house has electric heating and a fitted woodburner.

In more detail: Ground floor KITCHEN LIVING ROOM STUDY WORKSHOP SHOWER WC

First floor
BEDROOM
BEDROOM
BEDRROM
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