

Renovated house with impressive views over marshland within a 10 minute drive of the Atlantic coast.



## INFORMATION

Town:	Saint-Sornin
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	1930 m2

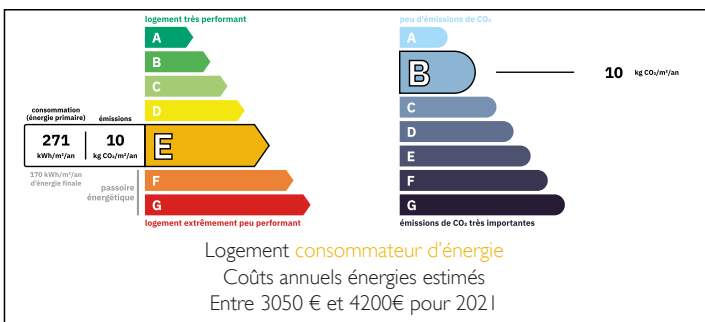


## IN BRIEF

This delightful two-bedroom home offers a wonderful sense of space and tranquility, perfectly positioned to enjoy extensive views over marshlands alive with birdlife. The property features a well-equipped kitchen, complemented by a separate dining room that's ideal for both everyday meals and entertaining. The house benefits from two comfortable lounges, providing flexible living areas—whether you're looking for a cozy retreat, a bright sitting room, or space to host guests. The stylish Italian-style shower room adds a touch of modern elegance, designed for both comfort and practicality.

Both bedrooms are light-filled and inviting, offering restful spaces to unwind. Outside, the setting is unique, with uninterrupted views across the marshes where you can enjoy the sights and sounds of nature in complete peace. This home is perfect for those seeking a calm, scenic lifestyle with plenty of room to relax...

## 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

The house in more detail:-

Garage- 48m<sup>2</sup> with concrete floor and beams.

Dining room - 29m<sup>2</sup> with tiled floor, charentaise stone walls, exposed beams

Kitchen- 24m<sup>2</sup> with fully fitted kitchen units, Tiled floor, beams and door and window with views over the garden.

Lounge 1- 26m<sup>2</sup> with tiled floor, beams and stairs to first floor.

Entance hall-6m<sup>2</sup> with tiled floor and beams.

W/C- 1.67m<sup>2</sup>

Shower room- 10m<sup>2</sup> with tiled floor, large italian shower, beams and wash hand basin. Heated towel rail.

Lounge 2 -27m<sup>2</sup> with tiled floor, beams and wood burning insert. Views over the garden and the marshes.

First floor-

Bedroom 1- 12m<sup>2</sup> with wooden floor, beams and airconditioning.

Bedroom 2 -18m<sup>2</sup> with wooden floor, beams and airconditioning.

W/C- 1m<sup>2</sup> with W/C and wash hand basin and storage.

Landing- 1.5m<sup>2</sup> with wooden floor.

Outside-

Large garden with views over the marshland, private and not overlooked.

Small shed- 4m<sup>2</sup>.

Heating- wood burner, Electric radiators

Double glazed throughout.

All measurements 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:** 400 EUR

**Taxe habitation:** EUR

## NOTES