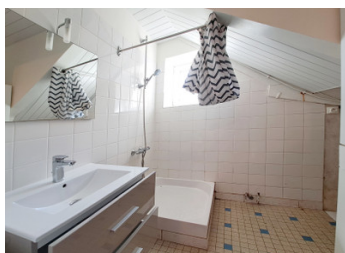


Stone cottage in quiet street with enclosed garden and outbuildings



EXCLUSIVE



INFORMATION

Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	725 m2

IN BRIEF

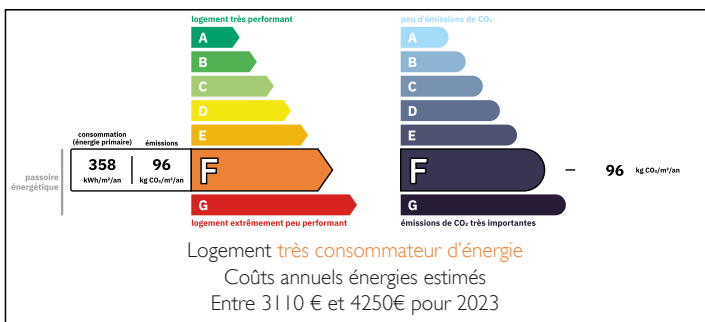
Located in the peaceful village of Fontaine-Chalendray, Charente-Maritime, this charming stone cottage offers character, comfort, and excellent potential. Perfect as a family home, holiday retreat, or rental property, the house sits on an enclosed garden and includes a range of useful outbuildings.

The ground floor features a veranda, a semi-open kitchen leading into a cosy living room, an office area, a shower room, and a separate toilet. Upstairs, there are two bedrooms.

A large attached barn provides generous storage and excellent conversion potential, while a small covered area and summer kitchen make outdoor living a pleasure.

The property benefits from double-glazed windows, oil-fired central heating, fibre internet, and recently updated electrics. The septic tank will require

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

Layout of the Property:

Ground Floor:

Veranda: 5.6 m²

Kitchen: 16 m², opening onto the living room

Living Room: 18.3 m², bright and cosy

Hallway / Office Area: 4.3 m²

Shower Room: 2.5 m²

WC: 1.5 m²

First Floor:

Landing

Bedroom 1: 9.8 m²

Bedroom 2: 14.3 m²

Attic: Accessible via a staircase, offering potential for conversion or additional storage.

Outbuildings:

Barn: Approximately 90 m², accessible directly from the house with two doors opening into the garden. Ideal for storage or conversion. The oil-fired central heating, hot water boiler, and fusebox are located in the barn.

Small Outbuilding: Includes a covered area and a summer kitchen, perfect for outdoor dining or entertaining.

Garden:

Enclosed and well-maintained, approximately 725 m² including the footprint of the buildings.

This charming property is perfect as a holiday home, family residence, or investment opportunity. Additional photos and a video are available on request.

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

LOCAL TAXES

Taxe foncière: 523 EUR

Taxe habitation: EUR

NOTES