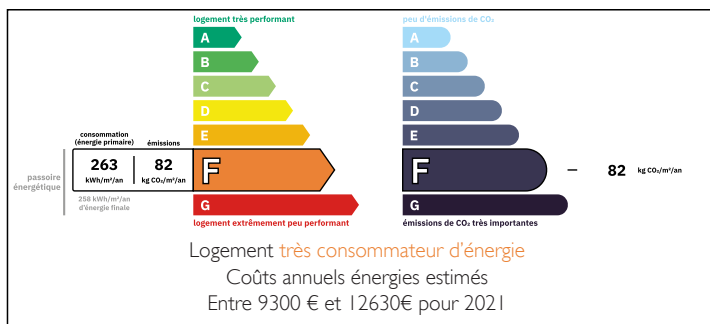


Detached character house with 4 bedrooms ,swimming pool, covered terrace , gardens, garages & dependances .

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bresdon
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	280 m2
Plot Size:	1716 m2

IN BRIEF

Situated on the edge of a charming village, a spacious detached country house offers 4 bedrooms and 3 bathrooms, including a convenient ground-floor bedroom suite .

The property retains a wealth of original character features, including exposed beams, stone walls, traditional tomette flooring, and an open fireplace.

The generous living area opens to the kitchen, with direct access to a covered terrace.

Upstairs, three large bedrooms, a mezzanine, and two bathrooms.

The property is set within attractive gardens with a swimming pool and terrace. There are also substantial and newly roofed outbuildings, offering potential for conversion (subject to the necessary permissions).

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 property in more detail :

Ground floor :

Entrance : 8m2

Living room / Dining room : 68m2

Kitchen : 16m2 with rear kitchen / boiler room : 15m2

Bedroom : 29m2 .

Shower room with separate WC : 5m2

First floor :

Large hallway / Office : 31m2

Bedroom 2 : 31m2

Bedroom 3 : 30m2 with ensuite shower room .

Bedroom 4 : 29m2

Bathroom with WC : 8m2

Exterior :

Large covered terrace .

Large atelier / former habitation partly renovated .

Garage suitable for several cars .

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

LOCAL TAXES

Taxe foncière: 1585 EUR

NOTES