

Pretty stone house 5 bedrooms (one on ground floor), garden, garage, pool minutes from Aumagne

EXCLUSIVE



INFORMATION

Town:	Aumagne
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	0 m2
Plot Size:	2150 m2

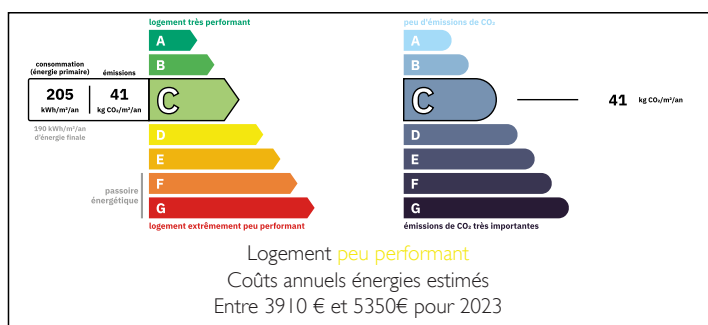
IN BRIEF

This is a beautiful property tucked away behind gates in a village close to local shops and bars (Aulnay and St Jean D'Angely). A large private gated courtyard and gardens lead to this pretty house. You enter into a large kitchen, the real heart of the home. A large living room and dining room lead from here. Many rooms are double aspect, and the property is light and spacious. To the rear of the house, there is an additional living room offering fabulous potential for use as a studio, games room or large dining space. There is a bedroom and bathroom leading from this, giving easy access across the ground floor.

On the first floor you will find four further bedrooms and a bathroom. There is a lower beam in one of the bedrooms...



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 has double glazing and benefits from oil-fueled central heating, it has a septic tank

In more detail:

Ground floor

LIVING ROOM (23m2)

KITCHEN (23m2)

DINING ROOM (25m2)

UTILITY ROOM

BEDROOM 1 (17m2)

SHOWER ROOM with WC (6m2)

FAMILY ROOM (29m2)

First floor

BEDROOM 2 (9m2)

BEDROOM 3 (11m2)

BEDROOM 4 (16m2)

BEDROOM 5 (15m2)

BATHROOM with WC (6m2)

Gardens

POOL

SUMMER HOUSE (15m2)

GARAGE (39m2)

All measurements approximate

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

NOTES