

Charming character property, with 4 beds, separate apartment, further gite to renovate, heated pool, gardens

EXCLUSIVE



INFORMATION

Town:	Siecq
Department:	Charente-Maritime
Bed:	4
Bath:	5
Floor:	268 m2
Plot Size:	2130 m2

IN BRIEF

Situated in a small hamlet on the edge of vineyards and fields of sunflowers, this property is in a private location but only minutes from a village with a boulangerie and bar and only 10 minutes from a larger town with all amenities.

The main house has a large eat-in kitchen, separate sitting room and dining room. there is also a WC on this floor. Two separate staircases lead to the first floor where you will find two ensuite bedrooms, a further two double bedrooms and two further bathrooms, and a further storage room/study

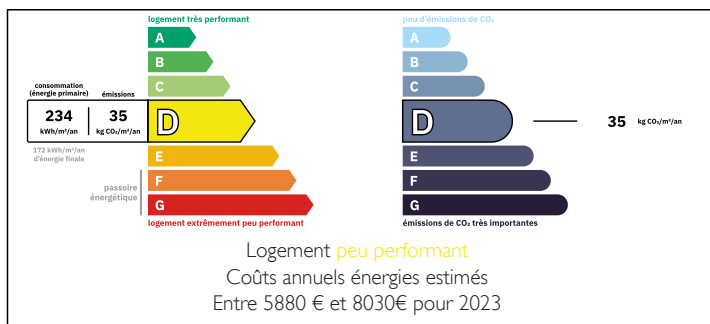
Adjacent to the main house, is an independent gite which can be incorporated back into the main house if required. It has a large sitting room with a log burner, modern fully fitted kitchen and upstairs a bedroom and bathroom.

There is also a small...

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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.

ENERGY - DPE





DESCRIPTION

The property in more detail:

On the ground floor:

36 m² living room,

35.50 m² dining room,

23 m² fitted kitchen, a toilet,

17.70 m² fitted second kitchen,

a second 24.40 m² living room opening onto the pool terrace.

Upstairs via the first flight of stairs:

10.50 m² landing,

11.70 m² corridor,

7 m² room with a built-in cupboard,

4.30 m² shower room with WC,

10 m² bedroom with a built-in cupboard and an en-suite bathroom (5 m²) with WC a second bedroom of 11 m² with a walk-in wardrobe of 2.40 m²,

a third bedroom of 26 m² with a shower room, toilet (4.80 m²).

Second staircase: a landing leading to the fourth bedroom (24 m²) with a bathroom, (4.60 m²), an attic room with a built-in cupboard that could be used as a bedroom (6.70 m²) with a bathroom, WC (4 m²).

Covered parking for three cars.

Enclosed former cowshed/barn for storage or workshop space.

Oil-fired heating + electric heating + wood-burning stove, double-glazed PVC windows, fibre broadband.

Private sewage system.

LOCAL TAXES

Taxe habitation: 2000 EUR

NOTES

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