

Well presented 4 bedroom stone house with pool and land in a calm hamlet near Saint-Germain-du-Seudre.

EXCLUSIVE



INFORMATION

Town:	Saint-Germain-du-Seudre
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	134 m2
Plot Size:	2329 m2

IN BRIEF

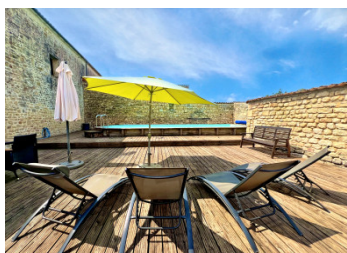
Situated in a hamlet not far from the village of Saint-Germain-du-Seudre, this pretty, 4-bedroom stone property is habitable straight away and sits on grounds of 2329m².

The property, well renovated 20 years ago has always been enjoyed as a holiday home, but could also make a lovely family home also.

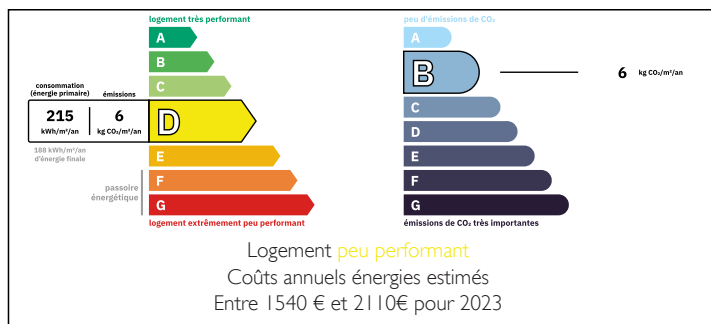
On the ground floor the property consists of a bright and welcoming 53m² kitchen / lounge / diner with a wood burning stove, stairs to the first floor and a door leading to the spacious and secluded rear terrace, heated swimming pool and double side access gate.

Upstairs a landing leads to three double bedrooms, two with their own en-suite shower room, and one with a bathroom.

There is a gravelled courtyard at the front of the



ENERGY - DPE



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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.



NOTES

DESCRIPTION

The property in more detail:

HOUSE:

GROUND FLOOR

Double entry doors into:

Kitchen/dining room/lounge: 53.2m². Kitchen with mostly new appliances and Supra wood burner & original fireplace in the lounge area

Bedroom 1: 12.8m² with fitted cupboards

Ensuite wet room style shower room: 5.2m² with shower, sink, heated towel rail and WC

FIRST FLOOR

Modern wooden staircase up to:

Hallway: 5.7m²

Bedroom 2: 12.0m² with double bed

Ensuite shower room: 3.7m² with shower, sink, heated towel rail, cupboard with electric water heater and WC

Bedroom 3: 14.5m² with double bed

Ensuite shower room: 3.7m² with shower, sink, heated towel rail, double glazed velux and WC

Bedroom 4: 10.1m² with two single beds

Ensuite bathroom: 6.2m² with bath and shower head above bath, sink, heated towel rail, cupboard with electric water heater, double glazed velux and WC

OUTSIDE:

AT THE REAR:

Rear wood decking terrace: 65m² and outdoor dining area, with high stone walls

In ground swimming pool: 9.4m x 3.75m, 1.4m deep. heated via an air source heat pump

Rear double manual gate to side lane and views of the chateau behind.

AT THE FRONT:

Gravel courtyard, garden

Grassed garden and verge leading to a 6m² stone shed - originally 15m² but now in Disrepair - can be rebuilt/renovated into a garage or workshop.,

Additional land parcel beyond shed

TECHNICAL INFORMATION:

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