

Beautifully Curated Renovation-Characterful Charentaise Longère; Large living spaces , Garden & Dipping Pool.



INFORMATION

Town:	Aumagne
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	209 m2
Plot Size:	1143 m2

IN BRIEF

Tucked away in a large village , this beautifully restored Charentaise longère is a truly individual home, full of charm, character and personality. Renovated to a high standard over the past 15 years, the owners have taken great care to preserve its authentic feel while introducing beautifully crafted and contemporary touches throughout.

A bespoke concrete floor on ground floor, creating a striking contrast with the traditional features of stone walls , fireplaces and exposed beams .

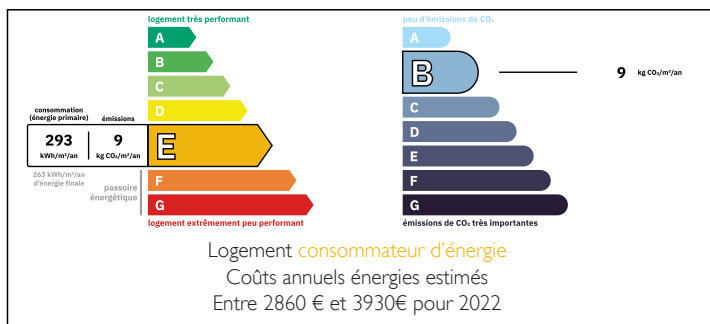
Offering 4 large and versatile living spaces on the ground floor , 3 bedrooms & shower rooms plus mezzanine office space.

Outside, the enclosed 1,143m² garden is private and beautifully planted, with several outbuildings including a 31m² garage and 61m² workshop with mezzanine. A charming patio incorporates a covered summer kitchen and unique dipping pool – perfect for relaxed summer entertaining.

Double glazed , conforming...

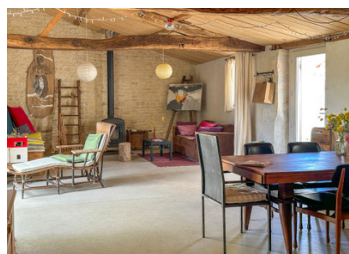


ENERGY - DPE



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

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Double glazed , conforming septic tank , recent rooves .

Matha 7km, Saint Jean d'angely 15km, Saintes 27km .

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

NOTES