Kim & Nigel Cowles

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Reference:	N405
Location:	Charente-Maritime (17) - Neré
Type:	House
Setting:	Village
Bedrooms:	4
Bathrooms:	2
Habitable:	325 m2
Land size:	11 427 m2
Condition:	Ready to move in
Year built:	1900
Heating:	Heat Pump
Shops:	0 Km
Pool:	Yes
Outbuildings:	Yes

This light filled 4/5 bedroom village house offers spacious accommodation with large reception rooms, a master bedroom suite with balcony and just over a hectare of enclosed grounds with in-ground pool. This lovely property has been fully renovated to a very high standard and benefits from energy efficient heating via air-source heat pump and double-glazing throughout, and the convenience of connection to mains drainage.

Central entrance leads to a double aspect living room (50m2) with wood burning stove, tiled floor, french doors front, 2 windows to the side and exposed stone wall. Fully fitted breakfast kitchen (31m2) with tiled floor, door and 2 sliding windows to the front, large range cooker, oven , cooker hood, fridge freezer and wooden worktops. The dining room (40m2) has a tiled floor, french doors to front, dado rail and insert wood burning stove. Useful toilet with wash basin & window to the front. Large laundry room (30m2) with plumbing for washing machine, beams, french door and window to the front. Cave/cellar (23m2) with door to the front and water softener.

On the first floor is a generous landing area with wooden floor. Master bedroom suite consisting of a bedroom (24m2) with a wood floor, window to the front and door to the large balcony, the dressing room (22m2) with wood floor, window and door to the balcony, bathroom with window to the front, corner bath sink & toilet. Bedrooms 2 & 3 (17 & 18m2) are both doubles and have a wooden floor and windows to the front. Bedroom 4 (18m2) has a wood floor and french doors to a large balcony. Family bathroom (9m2) has a bath , large shower, sink & toilet with a tiled floor and window to the front. Further double aspect reception room or 5th bedroom (50m2) with a wood floor door to side leading to the balcony shared with bedroom 4, french doors to the front with Juliet balcony and 2 windows to the side.

Separate to the house is a very large two story outbuilding which on the ground floor is divided into three separate garages (46, 27 & 53m2) all with power and lights and large garage doors. On the first floor, a single huge attic room (129m2) accessed via stairs from one of the garages . The gardens which extend to 1.14ha lie to the front of the property and contain a number of fruit trees as well as the superb in-ground pool with solar electric roller-cover. hot water shower and pool house/changing room.

This very spacious property is ideally situated in the heart of a thriving village within walking distance of a bakery, grocers, butchers and a bar. 30 minutes to St Jean D'Angely, 40 minutes to Saintes and Cognac.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 2680 EUR et 3680 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 159 kWh/m2/an EMISSION DE GAZ 5 kgCO2/m2/an

Date du DPE 18/07/2023

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 274 300€ *
(* Les honoraires de l'agence sont à la charge du vendeur)
Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : http://www.georiques.gouv.fr
La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

€274,300

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec
LES PROFESSIONNELS.IMMO
RÉSEAU NATIONAL IMMOBILIER
N° RSAC 501 955 470

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