

House for sale in the Charente Maritime.

Near Mirambeau 17150.

Habitable space of 150 m<sup>2</sup> and land of 910 m<sup>2</sup>.

Kitchen/diner, two bathrooms, separate toilet, lounge, three bedrooms, store room and upstairs three rooms to do. Swimming pool, two garages, hanger and large workshop.

This property has loads of possibilities – a family home, could be split in two to make a separate living area for a gite or family member, or as a holiday home.

Mirambeau town is just a few minutes away with two supermarkets and all necessary services, bars (one English), restaurants, take aways, hairdressers etc.

Jonzac is 20 minutes, a large lovely town, with many supermarkets, and weekly market.

Saintes and Bordeaux are about a 45 minute drive.

A10 autoroute accessed at Mirambeau.

Nearest beaches at Meschers 30 minutes and Royan is a 40 minute drive.

#### DETAILS

Set on an enclosed walled plot of 910 m<sup>2</sup>, with small front lawn with trees and shrubs and views across to the Gironde estuary and the Medoc.

Parking for two/three vehicles.

Two large garages, hanger with small storage room and large workshop with lights and electric sockets.

Outside lighting all round the house and pool area.

Arbri and bbq area.

Fosse septique.

Swimming pool (chlorine), in ground, 8 x 4 with arbri cover which provides a longer swimming season.

Air to Air heating system (reversible for air con in the summer)

Wood burner.

Tiled floors throughout the ground floor.

Small hamlet with French neighbours and one English/American holiday home.

ADSL internet access.

## DOWNSTAIRS

Large fitted kitchen. Dishwasher, electric fan oven and centre island with gas hob and extraction. Loads of storage space.

Large dining area, south facing, with views across to the estuary and vines. Electric shutters and roll out sun shades to windows.

Large lounge with wood burner and two external doors to front terrace and garden.

Large shower room, with plumbing for washing machine, 200 litre water heater and large walk in shower with jets. Two wash basins and bidet.

Second shower room with shower cubicle and washbasin.

Separate toilet.

Large double bedroom with external door to front terrace and garden.

Double bedroom with patio doors to pool terrace.

Double bedroom with external door to front terrace and garden.

Store room with door to pool terrace.

## UPSTAIRS

Three rooms which would make further bedrooms.

## OUTSIDE

To the rear of the property is an in ground 8 x 4 chlorine swimming pool with removable domed cover. The cover keeps the pool clean and provides a longer swimming season.

Raised borders to one side of the pool.

Totally private.

Two large garages with power and concrete floors, hanger with small storage room and large workshops with benches, power and lighting.

Small lawned area to the front of the property with trees and shrubs.

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