



## Six bedroom house in village location,

17490, Siecq, Charente-Maritime, Nouvelle-Aquitaine

€197,950

Ref: BVI63608

\* Available \* 7 Beds \* 5 Baths

Six bedroom house in village location

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**French Entrée** 

## Property Description

Detached village house with six bedrooms and five bathrooms - gas central heating, walking distance to bar restaurant and a short drive to two popular market towns.

This large village house has been fully renovated and offers a variety of potential uses - space on the ground floor for a bedroom and bathroom to be added if required.

The main entrance is via a pretty courtyard area, which also features a covered terrace and outside eating space.

The front door leads into a spacious hallway (13 sq m) which then leads through to a further hallway (9 sq m) giving access to the bedrooms on the first floor via an original feature staircase.

There is a large dining room (29 sq m) and cosy lounge with wooden floor (18 sq m), plus a separate office (13 sq m) and a games room (13 sq m).

At the rear of the house is a good size kitchen (29 sq m) with access to the rear courtyard - plus storeroom (8 sq m), utility room (13 sq m) and ground floor WC.

On the first floor are six bedrooms, all with ensuite shower rooms (all approx 4 sq m) with WC. There is a landing (16 sq m) giving access to all bedrooms.

The property is currently used as a successful B&B business but would work equally well for a large family or with plenty of space for visitors.

Access via the covered terrace is the attached two storey studio - offering numerous possible uses there is a 16 sq m ground floor room (with its own access from outside) and two rooms on the first floor (16 and 35 sq m). The studio could be developed to extend the accommodation space of the house (subject to relevant planning permission) or has the potential for separate business use as required.

At the rear of the house is a pretty courtyard area, easy to maintain and not really overlooked - at the rear of the courtyard is access through to the garage and workshop (20 and 16 sq m).

The property benefits from gas central heating (tank), part double glazing and a Fosse which would require updating to conform to current regulations.

The village has a bar and is easily accessible to both Matha and Rouillac (both approx. 10 minute drive) for all amenities / supermarket etc.

Price including agency fees : 197 950€

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Buyer commission included: 7 %

Fees according to the Charente Immobilier bareme



# Gallery

