



## Stone house

BARZAN (17)

**335 000 €\***

\* Agency fees to be paid by the seller



190 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Welcome to Barzan, just a few km from the estuary and beaches. We present to you a magnificent stone house, renovated, and ready to welcome you. On an enclosed and wooded plot of 2400 m<sup>2</sup>, this property offers an oasis of tranquility with its private swimming pool. With its 190 m<sup>2</sup> of living space, this spacious house has 6 bright and well-appointed rooms. The living spaces are harmoniously distributed, providing an ideal setting for relaxing and entertaining. Quality materials, such as exposed stone and wooden beams, add a touch of rustic elegance to the whole. The property includes three comfortable bedrooms and two bathrooms, where you can retreat in complete privacy. In addition, there is the possibility of converting other rooms according to your needs, whether to create an office, a games room or additional spaces to accommodate your guests. This house also benefits from numerous outbuildings, offering additional storage space or the possibility of developing additional projects according to your aspirations. In terms of comfort and energy efficiency, the house is equipped with heating via a reversible Air-Air heat pump, ensuring a pleasant temperature all year round. In addition, solar panels have been installed to power part of the electricity consumption, allowing you to save money and reduce your ecological footprint. Charm, authenticity, tranquility, absence of work, large areas and beautiful land are these main assets. Contact us today to arrange a visit and see for yourself everything it has to offer.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Jean-Christophe  
BONNEMAIN**

**SAINTES (17100)**

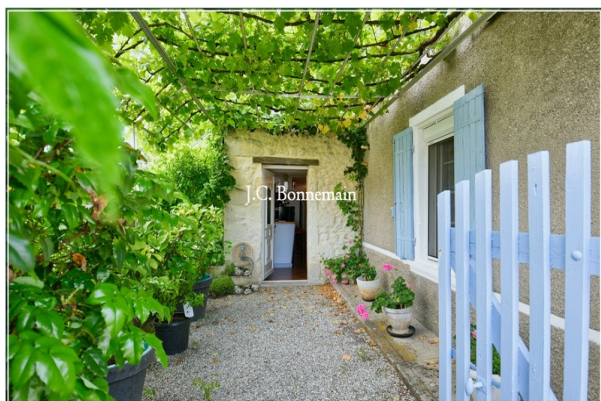
Agent

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SAINTES

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 836837

Property type ..... Stone house

Year of construction ..... 1830

Exposure ..... TRAVERSANT E-W

View ..... Vue sur Jardin

### SURFACES

Living space ..... 190 m²

Living room surface ..... 40 m²

Land surface ..... 2464 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 204

GES ..... 6

### APPENDIX

Parking ..... couvert

Parking space ..... 10

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... pompe à chaleur

Heater ..... bois

Kitchen ..... américaine

Swimming-pool ..... Yes



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