

Pretty village house, 4 bedrooms, garage, garden 4km from Aulany (shops, cafes and weekly market)



## INFORMATION

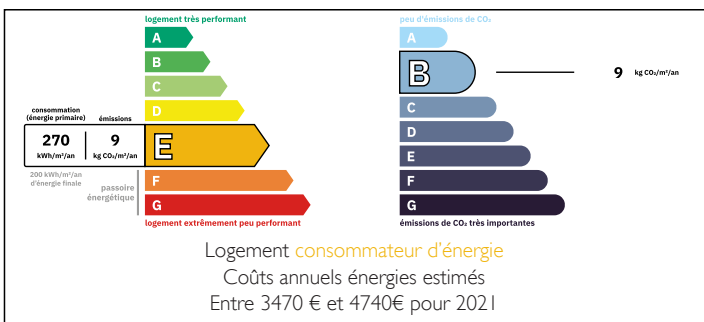
Town:	Saint-Mandé-sur-Brédoire
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	450 m2



## IN BRIEF

This is a pretty spacious village house, partially double glazed and is well situated close to local shops and markets. The house benefits from a large fitted kitchen, leading through to a light filled living/dining room with doors onto the sunny garden. A further living room (or study) could be used as a bedroom on the ground floor. There is easy access to two bathrooms on this level. Upstairs there are three large bedrooms and a smaller single room or study. The house has lots of well preserved original features, wood floors and exposed stone walls. Externally there is private parking, a large garage, pretty gardens, a small stone potting shed and two further stone outbuildings currently used as a spacious utility and workshop. Just an hour from the coast and around...

## 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

In more detail. This house is partially double glazed, has a septic tank, two wood burners provide heating.

Ground floor:

KITCHEN ( 22m2) door to garden

LIVING ROOM (39m2) wood burner and glazed door to garden

STUDY/BEDROOM 5 woodburner, door to private rear terrace

BATHROOM (16m2) with WC

SHOWER ROOM (4m2)

HALL (15m2)

First floor:

BEDROOM 1 (on half stair) (18m2) exposed stone walls

BEDROOM 2 (16m2)

BEDROOM 3 (12m2)

BEDROOM 4 24m2)

WC

Large loft

Externally:

Private rear terrace (access though study/bedroom 5)

Large GARAGE (42m2)

Utility/workshop room 3m2)

Storage shed (Stone)

Potting shed (Stone)

Private parking for 2/3 cars

All measurements approximate

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

## LOCAL TAXES

Taxe foncière: **928 EUR**

Taxe habitation: **EUR**

## NOTES