

Charming 3 bedroom house with large garden, close to pretty Gironde estuary town and amenities



## INFORMATION

Town:	Saint-Dizant-du-Gua
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	2158 m2

## IN BRIEF

This charming country house is located in a peaceful rural hamlet and enjoys views over the vines. Located in Charente Maritime, it's a stone's throw from the Gironde estuary and the many pretty estuary towns and would make a wonderful family or holiday home.

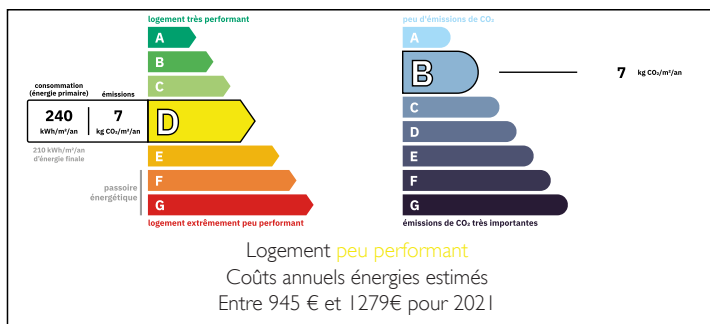
On the ground floor there is a light and airy kitchen/ diner, a living room, utility room, bathroom and separate WC. On the first floor there are 3 good sized bedrooms and a further bathroom with WC.

Outside there is a large garage attached to the house and plans have been made in the past to extend the living space into the garage. There is a further separate outbuilding, an old piggery and large private garden with a concrete basis ready for an above ground pool!

The house is 5 minutes drive to amenities in



## 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.



## LOCAL TAXES

**Taxe foncière: 478 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Ground Floor

Kitchen/ dining room (25m<sup>2</sup>) with fitted kitchen units and woodburner

Living room (22.3m<sup>2</sup>) - with character fireplace

Utility room (4.7m<sup>2</sup>) with fitted units

Bathroom (4.14m<sup>2</sup>) with bath, shower over bath, basin

Separate WC

### First Floor

Bedroom 1 - 14.3m<sup>2</sup>

Bedroom 2 - 8.32m<sup>2</sup>

Bedroom 3 - 12.5m<sup>2</sup>

Bathroom with bath, shower over bath, basin and WC

### Outside

Attached barn - 23m<sup>2</sup>

Separate barn - 52m<sup>2</sup>

Old piggery

Large garden mainly laid to lawn

\*Heating via wood-burner, drainage via septic tank

\*\*ALL MEASUREMENTS ARE 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>