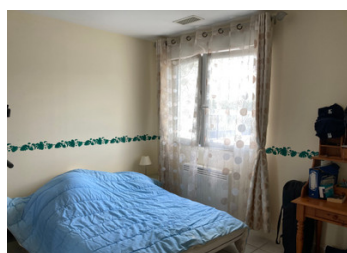


Detached Property - 4 bedrooms - Terrace - Outbuildings - Garden 2903m - 4mn from Reignac



INFORMATION

Town:	Donnezac
Department:	Gironde
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	2903 m2



IN BRIEF

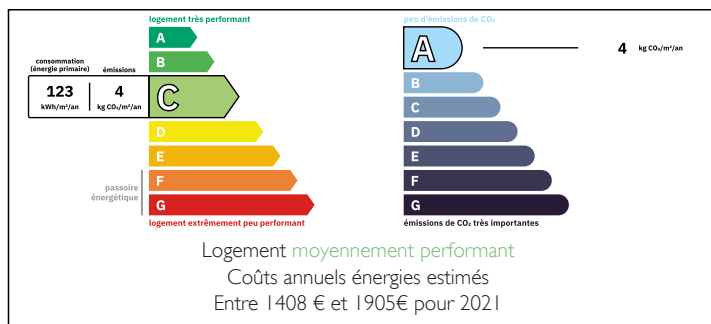
Located between the north of Gironde and the south of Charente Maritime, this 1950s property offers you a beautiful living space in a pleasant and peaceful setting.

On the ground floor you will discover an entrance hall, an equipped and fitted kitchen with access to a terrace, a living room with a chimney with an insert, a dining room, a bedroom with its bathroom and a toilet.

Upstairs 3 bedrooms including a master suite with bathroom and dressing room, a second bathroom and a toilet.

Large outbuildings: a 9m² chicken coop, an 85m² garage, a 40m² summer kitchen/laundry room/pantry which could be converted into an independent apartment and an old 55m² stable.

ENERGY - DPE



4 minutes from Reignac, 10 minutes from Etauliers

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: 960 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON DEMAND

GROUND FLOOR

Entrance hall 10m²

WC 2m²

Bedroom 1 - 11m² with shower room of 5m²

Kitchen 25m² with central island and access to the 25m² terrace

Living room 19m² with wood insert

Dining room 32m²

FIRST FLOOR

A space of 6m² that can be used as an office

Bedroom 2 - 19m²

Bedroom 3 - 15m²

Bathroom 8m² with bath, shower, 2 sinks

Bedroom 4 - 25m² - master suite with bathroom and dressing room of 5m²

WC 2m²

OUTBUILDINGS

Chicken coop 9m²

Garage 85m²

Summer kitchen/cellar/laundry room: 40m²

Former stable 55m²

Land of 2903m²

Well

TECHNICAL INFORMATION

Dry inertie radiators

Water tank powered by 2 solar panels

Water softener

Septik tank compliant

Heat pump available - to be reconnected

The insert in the living room is a heat recovery unit and blower for the 3 bedrooms upstairs.

Fiber available

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