

3 bedroom single storey character house on the edge of pretty village with amenities



INFORMATION

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|-------------|-------------------|
| Town: | Léoville |
| Department: | Charente-Maritime |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 115 m2 |
| Plot Size: | 1482 m2 |



IN BRIEF

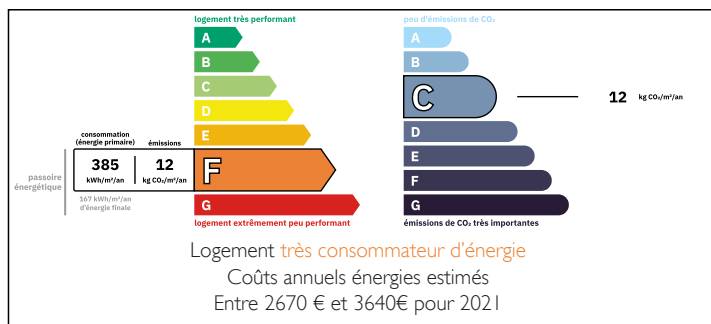
On the outskirts of the pretty village of Leoville in the Charente Maritime, this Charentaise house sits on a peaceful rural plot with lovely views of the surrounding countryside.

This is currently a single storey property with a large living room, kitchen, 3 bedrooms and shower room and separate WC. However there is a large attic space that could be converted to make a first floor and additional living space. Attached is good sized garage

Outside there is a fully enclosed garden with a garden building and electric gates at the entrance of the property.

The house is well located 1 hour from Bordeaux, 45 minutes from Angoulême (TGV to Paris) and 1 hour from the Atlantic coast.

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

- Entrance hall/ corridor - 33m²
- Living/ dining room - 33m²
- Kitchen - 14.28m²
- Utility room - 8.8m²
- Shower room - 7.83m²
- Separate WC
- Bedroom 1 - 9.25m²
- Bedroom 2 - 11m²
- Bedroom 3 - 7.5m²

Outside

- Attached garage - 22m²
- Garden building
- Gated entrance
- Fully enclosed garden

* Heating - electric

* Drainage - septic tank (non-conforming)

ALL MEASUREMENTS ARE APPROXIMATE

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

LOCAL TAXES

Taxe habitation: EUR

NOTES