

Detached stone house in hamlet, kitchen, living room, bedroom, bathroom and attic on 3700m2 land.

## EXCLUSIVE



## INFORMATION

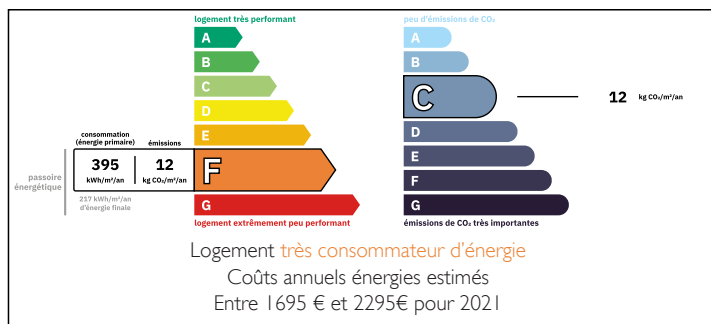
Town:	Le Fouilloux
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	82 m2
Plot Size:	3700 m2

## IN BRIEF

Pretty 1 bedroomed stone house with planted garden close to shops but in the countryside.



## 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

On the ground floor you will find a living room with a wood burning stove and electric heater, bedroom with wall of fitted wardrobes, fitted kitchen with double doors leading to a terrasse, pantry, bathroom and separate wc. Upstairs there is a large attic ready to be converted into extra bedrooms.

A large, well planted garden with a well and forest land leads down to a small stream.

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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 habitation: EUR

## NOTES