

**OFFER ACCEPTED -Property in the heart of Vibrac - 55m -Land 6000m - Large outbuildings - 10mn from Montendre**

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Vibrac
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	6070 m2

## IN BRIEF

Located in the south of Charente Maritime, this single storey house is in the heart of the small village of Vibrac, 10 minutes from Montendre and 12 minutes from Jonzac.

The house consists of a bedroom, a bathroom and a kitchen/dining room. At the back of the house is a 15m<sup>2</sup> terrace with its barbecue area.

A 38m<sup>2</sup> room adjacent to the kitchen/dining room requiring complete renovation could offer you additional living space subject to obtaining planning permission.

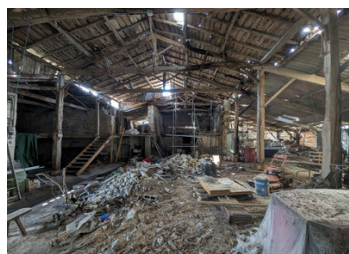
Opposite the house, a very large outbuilding of 610m<sup>2</sup> where the roof requires renovation.

A large land of 6000m<sup>2</sup> with the possibility to install a swimming pool.

Works to be considered for the house (heating, roof

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

MORE PHOTOS ON REQUEST

Kitchen/Dining room - 34m<sup>2</sup>

Bedroom - 13m<sup>2</sup>

Corridor - 3m<sup>2</sup>

Clearance - 1m<sup>2</sup> - used as a laundry room

Bathroom - 5m<sup>2</sup> with bathtub, sink and toilet

Terrace 15m<sup>2</sup>

Outbuildings 610m

Technical information

Double glazing except for the front door

No heating system

Non-compliant septic tank

Part of the land in building land

Fiber available

## LOCAL TAXES

**Taxe foncière: 777 EUR**

**Taxe habitation: EUR**

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

## NOTES