

Charming house to finish renovating in a small hamlet close to st Jean D'Angely.



INFORMATION

Town:	Torxé
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	125 m2
Plot Size:	91 m2

IN BRIEF

This house with garden and garage is situated in a quiet hamlet with views across the fields down to the River Boutonne.

The house is situated 8 minutes from junction 34 off the A10 and just 30 minutes to the beaches of Fouras.

The 125sqm house already has double glazing, electric roller shutters, a bathroom, fitted kitchen and garage and needs additional work to finish the renovations.

This house lends itself to either a family home or a lock-up and leave holiday home.

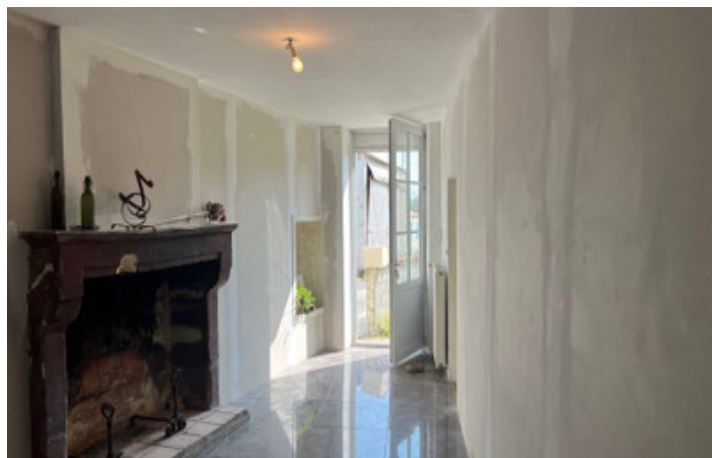


ENERGY - DPE

DPE not required.

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

The house in more detail;-

Kitchen- 4m x 4m (16m²) with fitted kitchen and door to the lane.

Laundry Room- 2.3m x 1.8m (4m²)

Downstairs Bathroom - 2.3m x 1.8m (4m²) with WC, Wash hand basin and shower.

Hall-3m x 6.4m (19m²) with tiled floor and charentaise fireplace. Door out onto the garden.

Room 1-2.7m x 6.3m (17m²)

Room 2-2.4m x 6.2m (15m²) with charentaise fireplace.

Loft -8m x 6.3m (50m²) which requires converting into bedrooms.

Garage -5m x 3m (15m²)

Garden 13m x 7m (91m²)

Heating - two open fireplaces.

All windows and doors are PVC.

Requires an installation of a micro station for drainage.

All measurements are approximate.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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