

Beautiful renovation 15mn from Jonzac with 3 bedrooms, garden and terrace in a quiet hamlet. A must-see!



## INFORMATION

Town:	Vanzac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	1432 m2

## IN BRIEF

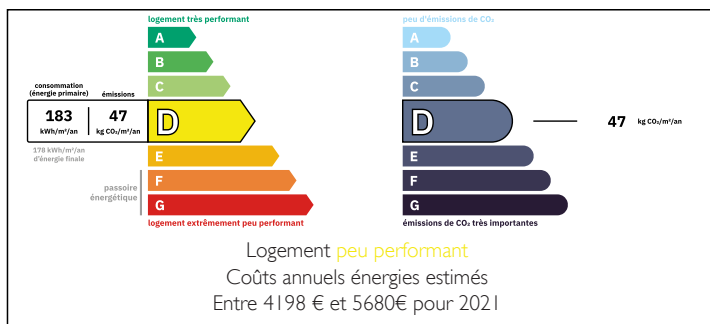
Just 15 minutes from the spa town of Jonzac and 1 hour from Bordeaux, this property has been tastefully renovated to offer a comfortable and open-plan living space over 172m<sup>2</sup>. Exposed beams, terracotta floor tiles, and stone walls create a warm and welcoming atmosphere.

On the ground floor, a large, open-plan living room of 70m<sup>2</sup> combining the living room, dining room, and kitchen is designed to provide a pleasant fluidity. The multiple windows and French doors on the front of the property provide natural light.

You will also find on the ground floor a toilet, a shower room, and a boiler/laundry room.

Upstairs, there are three bedrooms, including a master suite with a shower room, a separate toilet, and a large landing that could be used as an office, guest bedroom, or playroom.

## 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

MORE PHOTOS AND FLOOR PLAN ON REQUEST

### TECHNICAL INFORMATION

Double glazing  
Central heating and hot water: gas boiler  
Complete renovation in 2017  
Compliant septic tank  
Pool can be installed  
Fiber available  
Energy rating D

### ON THE GROUND FLOOR

Kitchen - 12m<sup>2</sup>  
Dining room - 26m<sup>2</sup>  
Living room - 15m<sup>2</sup>  
Relaxation area - 14m<sup>2</sup>  
Lean-to in front of the house - 12m<sup>2</sup>  
WC - 1.5m<sup>2</sup>  
Shower room - 8m<sup>2</sup> with large Italian shower and sink  
Boiler room/Laundry room - 15m<sup>2</sup>  
Terrace - 25m<sup>2</sup> with covered area of 13m<sup>2</sup>

### FIRST FLOOR

Landing - 30m<sup>2</sup> with office space/games room/spare bedroom  
WC - 1.5m<sup>2</sup>  
Master Suite - 17m<sup>2</sup> with 6m<sup>2</sup> shower room: Italian shower and sink  
Bedroom 2 - 20m<sup>2</sup>  
Bedroom 3 - 21m<sup>2</sup>

### OUTDOORS

Terrace - 25m<sup>2</sup> with covered area of 13m<sup>2</sup>  
Garden 1432m<sup>2</sup>

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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 foncière: 851 EUR

Taxe habitation: EUR

## NOTES