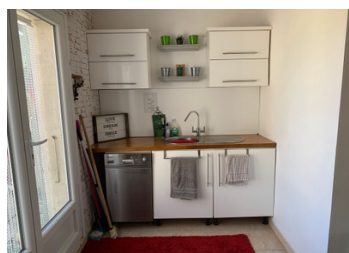


Single storey house with 3 bedrooms and a heated plunge pool, within a small hamlet.

EXCLUSIVE



INFORMATION

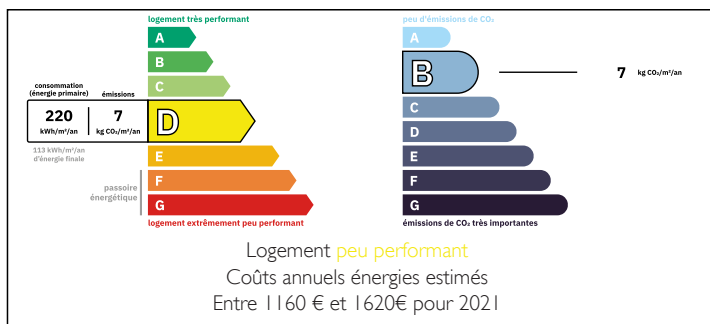
Town:	Archingeay
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	1153 m2

IN BRIEF

Offering for sale a single storey house in a small hamlet within 8 minutes driving distance of St Savinien or Tonnay Boutonne. The house has 3 bedrooms with a spacious fitted kitchen /dining room, living room and a bathroom. The house also offers a terrace with a heated plunge pool and a garden with views over the fields. As well as the house, there is an outbuilding that could be converted to add more living space to the house or to make a separate living space.

Set in the Charente Maritime countryside, yet only 20 minutes drive to Rochefort, 20 minutes to St Jean D'Angely and 25 minutes to Saintes. La Rochelle airport is 50 minutes drive and Bordeaux airport is one hour 30 minutes.

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

The house in more detail

Living room - 25m2 with tiled floor, Velux window, entrance door, wood pellet stove.

Kitchen/dining room- 18m2 with tiled floor, fitted kitchen and dining area.

Utility room- 1.3m2 with tiled floor

Bedroom 1- 10m2 with tiled floor, large window and beam. Electric radiator

Bedroom 2- 10m2 with tiled floor, built in wardrobe and large window to the rear of the property. Electric radiator.

Bedroom 3- 10m2 with tiled floor, large window to the front of the property and electric radiator.

Bathroom-6m2 with tiled floor, WC, Shower and wash hand basin with hot water tank.

Corridor- 4m2 with tiled floor.

Outside-

Garden

Terrace

Plunge pool

Outbuilding - 48m2 with potential to expand living area or create a rentable space.

Parking area

Heating is provided by wood pellet stove and electric radiators.

Fosse septique has been replaced and conforms

Roof replaced.

All measurements are approximate.

LOCAL TAXES

Taxe foncière: 467 EUR

Taxe habitation: EUR

NOTES

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