

Detached five bedroom house, partly renovated, with large garage, and workshop, close to Chevanceaux.

EXCLUSIVE



INFORMATION

Town:	Pouillac
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	180 m2
Plot Size:	2066 m2

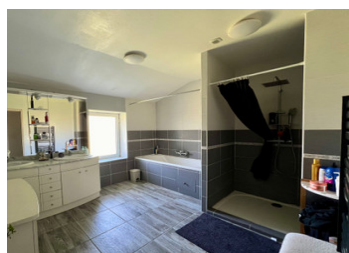
IN BRIEF

This very spacious, partly renovated detached property offers a large 5 bedroom family home on an impressive fully fenced terrain of 2066m², and enjoys two separate double access points. The kitchen and living rooms are modern and bright and there are two additional separate toilets, and a bath and shower room.

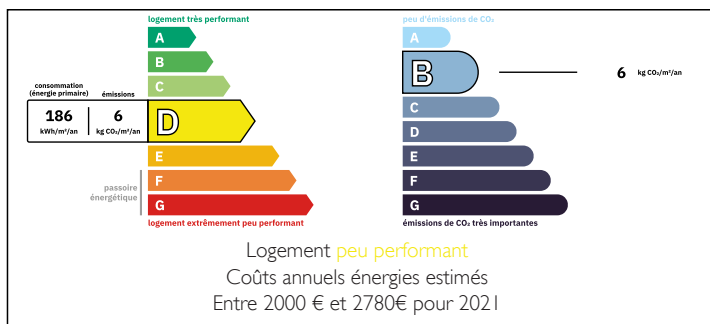
The property benefits from a ducted air source heat pump heating system, offering both conditioned cooled air and conditioned hot air, powered by remote control.

There are a mixture of uPVC and aluminium double glazing throughout, and well insulated exterior walls and roof. The attached large garage and workshop of approx. 100m², could have business potential and the additional salon to renovate, offers further possibilities.

It should be noted that the property is located near a frequently used but secondary road, but this also enables easy access to the nearby...



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

In the main house:

Entry hall: 21.3m² with original chimney

Salon: 30.6m²

Kitchen: 26.1 m² fully equipped with dining area, boiler room and WC

Hallway: 14.4 m²

Bathroom: 10.0m² with bath, italian shower, double sink and WC

Bedroom 1: 10.6m²

Bedroom 2: 12.1m²

Bedroom 3: 13.4m²

Bedroom 4: 9.0m²

Bedroom 5: 11.5m²

Utility room: 2.2m²

WC: 1.3m²

Salon: 30.9m²

Outside: attached garage with mezzanine and attached workshop: 100m²

Measurements are approximate.

Viewing is strictly by appointment only

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