

*Offer Accepted * Village house with 3 bedrooms , garden and garage . 150m to local boulangerie and bar .

EXCLUSIVE



INFORMATION

Town:	Sonnac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	467 m2

IN BRIEF

Set in a peaceful village - the property is set in a small cul-de-sac with no traffic .

The house offers on the ground floor ; a large salon with fireplace with french doors opening to the terrace area , a large fitted kitchen with dining area plus a rear kitchen and WC .

3 bedrooms on the first floor with a family bathroom plus an en suite shower.

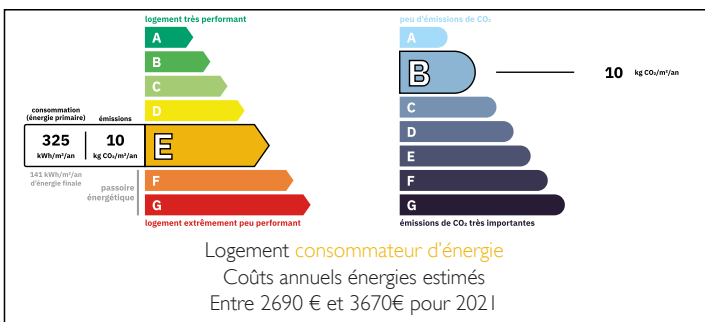
A compact and manageable garden to the front , terrace area to the rear with a large garage .

The house benefits from a roof replacement 10 years ago .

Fibre internet .

Just a short walk to the local boulangerie and epicerie / bar and only 6km to the town of Matha with 3 large supermarkets , cinema and swimming pool plus bar and restaurant .

ENERGY - DPE



1 hour to the sandy beaches of the...

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

House in more detail :

Ground floor :

Entrance hall - 9m²

Kitchen - 23m² with fireplace .

Salon - 31m² with fireplace .

Rear kitchen - 4m² , WC 3m²

First floor :

Bedroom 1 - 18m² with shower room .

Bedroom 2 : 15m²

Bedroom 3 : 12m²

Bathroom : 8m² with bath .

WC - 4m²

Exterior :

Garage 30m² .

LOCAL TAXES

Taxe foncière: **774 EUR**

Taxe habitation: **EUR**

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

NOTES