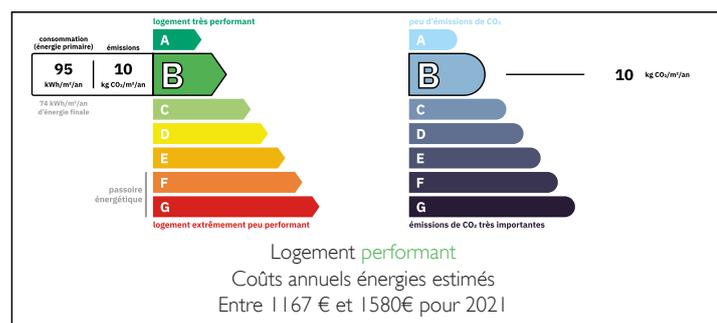


OFFER ACCEPTED. Single-storey stone property with 3 bedrooms, private and large garden with a pond



ENERGY - DPE



INFORMATION

Town:	Chepniers
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	163 m2
Plot Size:	7908 m2

IN BRIEF

Located 5mn from Montendre in the south of Charente-Maritime, this detached property offers you a private and green setting. Only 30mn from the Unesco citadel of Blaye and 55 minutes from Bordeaux and its international airport.

Over 141m², this single-story property comprises an entrance hall, a kitchen, a living/dining room, 3 bedrooms, a bathroom, a separate toilet, a laundry room, a boiler room, and a pantry.

This is a superb opportunity to convert the attic and create the same living space as the ground floor, covering approximately 100m².

The well-maintained and mature garden with its beautiful pond is located on a 7908m² plot.

A terrace with a barbecue in front of the house with access to the kitchen.

Carport with direct access to the house.

Small outbuildings: wood storage and tool storage.

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.



LOCAL TAXES

Taxe foncière: 1299 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

TECHNICAL DATA

Double glazing PVC and PVC shutters

Heat pump: gas for water and heating

Water softener

12 solar panels for resale €1,300 per year

4 solar panels for self-consumption

Septic tank not compliant

Fiber available

GROUND FLOOR

Entrance hall - 8m²

Kitchen - 19m² with closed fireplace - Access to the 25m² terrace

Living/Dining room - 29m²

WC - 2m²

Bathroom - 9m² with bath, shower, 2 sinks and bidet

Bedroom 1 - 17m²

Bedroom 2 - 15m²

Bedroom 3 - 12m²

Laundry room - 16m² - this room can very well become a bedroom/office if desired.

Boiler room - 14m²

Cellar - 14m²

Upstairs accessible by the boiler room a convertible attic of 105m²

Adjoining the house

Carport - 40m² with closed reserve for wood

Garage - 18m²

2 small outbuildings

Well

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