

Ref: A31389JH117 Price: 224 950 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 234 EUR without fees)

\* Offer Accepted \* Private and detached Charentaise house; large rooms, 2 bedrooms and study, gardens.



## INFORMATION

Town: Louzignac

Department: Charente-Maritime

Bed: 2

Bath:

Floor: 136 m2
Plot Size: 1552 m2













### IN BRIEF

Set in a village just 8km from the town of Matha with all commerces.

The house and grounds are completely private, with a large gated entrance.

South-facing the house overlooks the gardens and is bright and luminous inside .

Full of charm , the house benefits from original features with beamed high ceilings , exposed stone walls with stone original fireplaces which can be found in the kitchen , salon and both bedrooms .

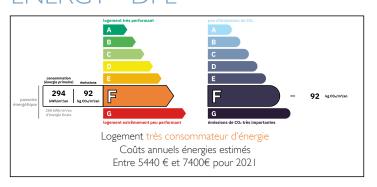
All rooms are on the ground floor, with the option of conversion of 3 large rooms on the first floor.

A large independent barn plus smaller outbuildings give many options if needed .

Well tended and manageable gardens to the front and side of house.

The house is set just 8 km to a large supermarket and the town of Matha, with...

# ENERGY - DPE



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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.



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### LOCAL TAXES

Taxe foncière: 1012 EUR

Taxe habitation: EUR

### DESCRIPTION

The house in more detail:

Gated entrance through large porch of 50m2

Ground floor:

Kitchen 35m2 with fully fitted cupboards and original fireplace .

Salon 35m2 with original fireplace.

Bedroom I:23m2 with original fireplace .

Bedroom 2: 20m2 with original fireplace.

Office currently used as bedroom 7m2 .

Bathroom 5m2 plus separate WC 2m2

Boiler room 6m2

Storage area 16m2

1st floor: 3 large rooms which could be transformed

into bedrooms.

Attached barn 70m2 plus detached barn of 62m2. Other smaller dependances in garden.

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

### **NOTES**