

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



INFORMATION

Town:	Louznac
Department:	Charente-Maritime
Bed:	2
Bath:	1
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 .

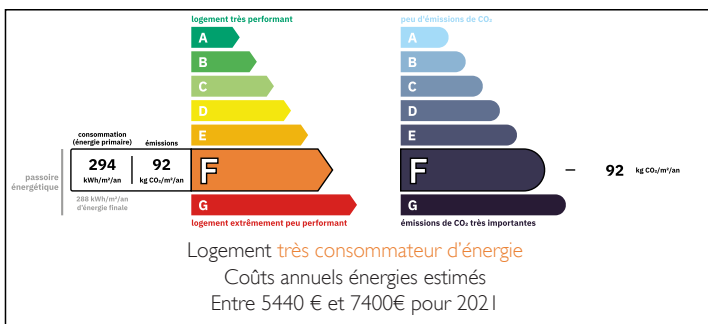
All rooms are on the ground floor , with the option of conversion of 3 large rooms on the first floor .

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.



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 1 : 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 .

LOCAL TAXES

Taxe foncière: 1012 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