

Charming and spacious 4 bedroom character house with lovely views over the countryside

EXCLUSIVE



INFORMATION

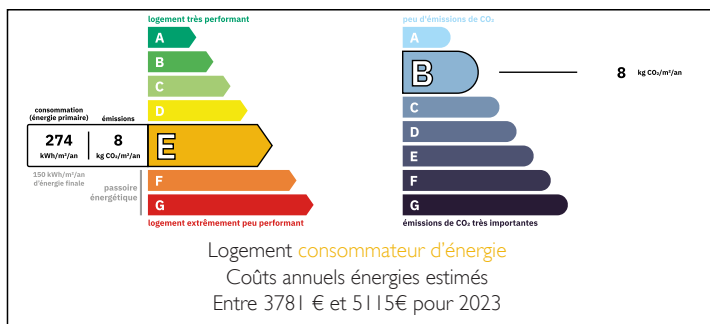
Town:	Chevanceaux
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	205 m2
Plot Size:	2210 m2

IN BRIEF

This lovely 4 bedroom house sits in an elevated position with views over the countryside. It is very spacious with a large lounge and open plan kitchen. The property benefits from a downstairs bedroom and shower room with a further 3 bedrooms on the first floor and is double glazed throughout. There is a large barn/workshop attached which offers the opportunity for development. Outside there is a lovely well kept private garden with a covered terrace for year round outdoor dining



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

Ground floor

- Lounge/Dining room 57m2
- Kitchen 36m2
- Utility room 10m2
- Bedroom 1 23m2
- Shower room 10m2

1st floor

- Bedroom 2 25m2
- Shower room 9.5m2
- Bedroom 3 24m2
- Shower room 4.2m2
- Bedroom 4 13m2

Outside

- Garage/Workshop, 50m2

LOCAL TAXES

Taxe habitation: EUR

Charente maritime enjoys a microclimate with the 2nd highest number of sunshine hours in France. The summers are long and hot with local towns holding night markets with live music and entertainment throughout the long summer months..

Bordeaux airport is 1 hour away, the Atlantic coast is 1 hour away

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

NOTES