

Spacious bungalow, 2 ensuite bedrooms, large light filled living spaces, garden and garage.



INFORMATION

Town:	Fontenet
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	139 m2
Plot Size:	3936 m2

IN BRIEF

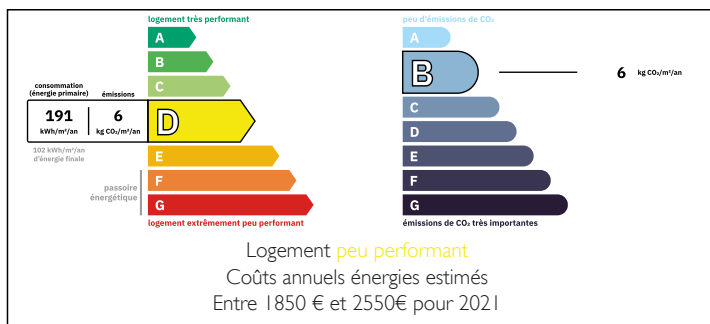
This is a spacious and light-filled one level property. Designed for the current owners and built in 2003, it offers a combination of large living areas centering on the kitchen as the heart of the home. Perfect for entertaining, and with three glazed doors showing views over the countryside this is a kitchen and dining area to enjoy! The separate living room with dual-aspect doors makes a quieter area for relaxation.

The two large double bedrooms are effectively two master suites. Each has its own bathroom with both bath and large shower, sink and WC. Off the kitchen, there is a utility room with plenty of space for storage, additional fridges, washing machines, and an additional separate WC. Heating is supplied by electric heaters and a wood-burning insert fire.

The garage has an...



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.



LOCAL TAXES

Taxe foncière: 1108 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is located a short drive from the popular twice weekly market town of St Jean D'Angely with a good range of restaurants, bars, supermarkets, a three screen cinema and swimming pool complex. The town is designated to become a thermal spa town in the next two years.

The nearest bread shop is just over 2km away. The nearest beaches are around 55km away with a slightly longer drive to the islands of Re and Oleron and La Rochelle.

House in more detail:

LIVING ROOM (25m2)

KITCHEN / DINING ROOM (51m2) electric hob, double oven.

UTILITY with separate WC (12m2) door to garden

BEDROOM 1 (20m2)

BATHROOM 1 (7m2) bath, shower, basin, WC

BEDROOM 2 (20m2)

BATHROOM 2 (7m2) bath, shower, basin, WC

GARAGE (26m2 with additional mezzanine storage of 10m2)

Garden

All measurements approximate

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