

Detached house , renovated to a high level . 4 bedrooms & 2 bathrooms . Garden , garage and dependance .



INFORMATION

Town:	Ballans
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	918 m2

IN BRIEF

Set in a village with a convenience store 5 minutes on foot, this is a detached , tastefully renovated property with travertine and oak flooring , ready to move into immediately.

Conveniently located 6 miles to the town of Matha , 11 miles to the town of Rouillac and Cognac and 24 miles to the city of Angouleme with TGV train station .

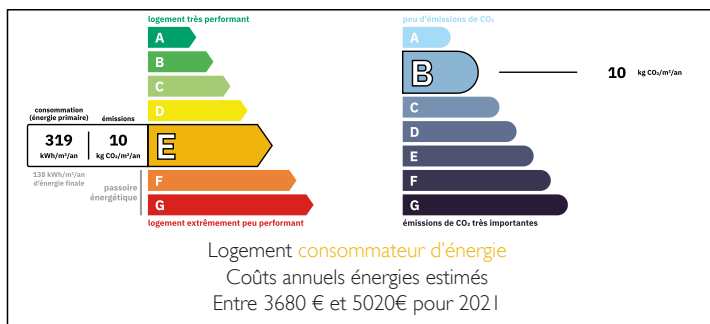
50 miles from the sandy beaches of the Atlantic ocean .

The house has been fully renovated in the last 5 years with new roof and guttering ,double glazing , electrics ,water softener,septic tank , bathroom and kitchen .

Large entrance with travertine floor , opening to large living room with fireplace which leads onto dining room and kitchen .



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

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Ground floor bedroom with a dressing area leading to a WC and shower room .

Beautiful staircase leads up to 3 bedrooms and a modern shower room and WC .

Garage attached to house with a further dependance suitable for a work shop.

Manageable size garden with a conforming septic tank .

LOCAL TAXES

Taxe foncière: 704 EUR

Taxe habitation: EUR

NOTES

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