

Detached 3 bedroomed single storey house situated in a town close to all amenities and a school.

EXCLUSIVE

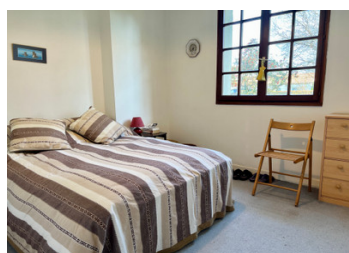


## INFORMATION

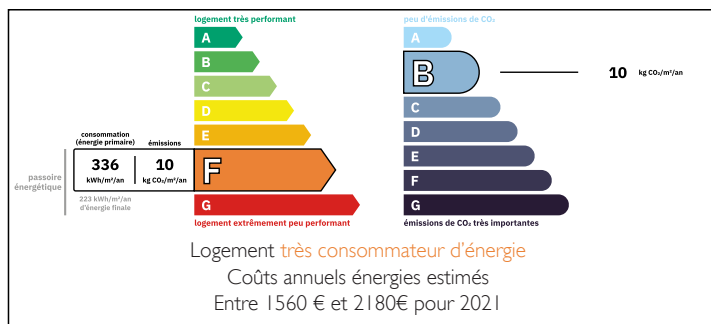
Town:	Tonnay-Boutonne
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	94.6 m2
Plot Size:	1221 m2

## IN BRIEF

**\*\*UNDER OFFER \*\***Detached single storey house built in 1987 with 3 bedrooms and large fully enclosed garden. Within walking distance to boulangerie, café and supermarket. Ideal family home or holiday home. The house is situated in a town close to all amenities and school. Rochefort is a 20 minutes drive and la Rochelle is 35 minutes away.

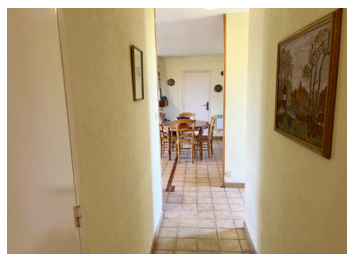


## ENERGY - DPE



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: 874 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house in more detail:-

Entrance hall- 2.4m<sup>2</sup>

Living room- 27m<sup>2</sup> open plan with tiled floor, fireplace with insert, two sets of double doors opening onto the garden. Electric radiator

Kitchen- 8m<sup>2</sup> which is open plan with the living area.

Window overlooking the front garden.

Corridor - 4.24m<sup>2</sup> with tiled floor leading to

WC- 1.2m<sup>2</sup>

Shower room - 4m<sup>2</sup> with shower and sink with window.

Bedroom 1- 10m<sup>2</sup> with window overlooking the front garden.

Bedroom 2- 10m<sup>2</sup> with window overlooking the front garden and built in wardrobe.

Bedroom 3/office - 9m<sup>2</sup> with window overlooking rear garden and built in wardrobe.

Garage - 20m<sup>2</sup> with door through from the kitchen.

Large garden that encompasses the house with gates to access.

Parking for 3 cars

Small storehouse in the garden- 4m<sup>2</sup>

The house is heated by wood burning insert and electric heaters.

The house has mains drainage.

All measurements are approximate.

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