

Charentaise house with 3 bedrooms with a bread oven, 5 minutes drive of the picturesque town of St Savinien.

EXCLUSIVE

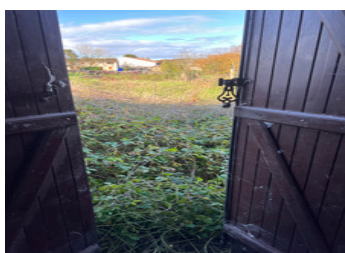


INFORMATION

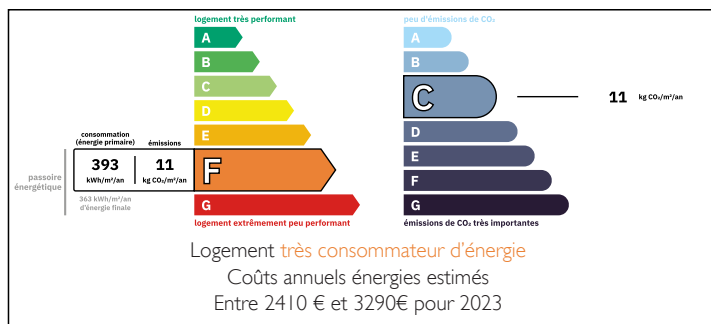
Town:	Archingeay
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	456 m2

IN BRIEF

UNDER OFFER--Charentaise property with 3 bedrooms requiring renovation. The house has a large kitchen with a renovated bread oven, with doors opening onto the garden at the rear. The salon is a large space with beamed ceiling and a cosy wood burner. The house is situated within 5 minutes drive of St Savinien or 10 minutes to Tonnay Boutonne. The airport at La Rochelle is approximately 50 minutes and Bordeaux airport is one hour and 20 minutes. The nearest beach is Fouras at 25 minutes drive 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: 1280 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house in more detail:-

Kitchen- 24m² with tiled floor, 2 velux, double doors out to the garden at the rear, fireplace with wood burner, stone faced wall and a renovated bread oven.

Utility Room- 19m²- fitted units, water ballon, sink and storage area and WC.

Living room- 41m² with fireplace, door to front of the house, 2 sets of windows, tiled floor and beamed ceiling.

Wooden stairs to the first floor forming a stairwell 6m² with under stairs storage.

Mezzanine - 8m² with wooden floor and panelled ceiling.

Landing- 7m²

Bedroom 1-15.63m² with window and built in cupboard

Bedroom 2-18.3m² with 2 windows.

Bedroom 3- 10m² with window and built in cupboard.

Bathroom- 5m² with shower, WC, wash hand basin, velux and tiled floor.

Outside - Garden to the rear.

Heating is provided by wood burners and electric radiators.

All measurements are approximate.

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