

Pretty, indépendante Charentaise stone house, 3 bedrooms, 2 living rooms, swimming pool, terrace and garden



INFORMATION

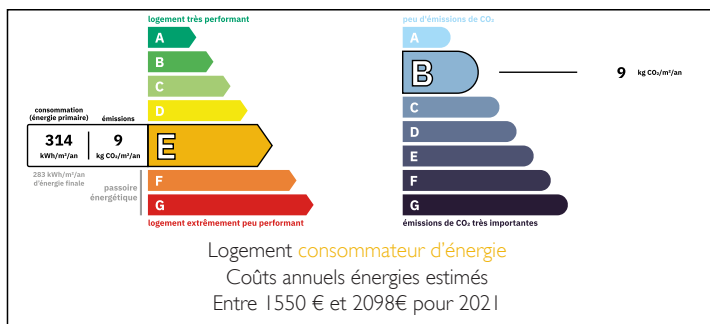
Town:	Clérac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	960 m2

IN BRIEF

Lovely Charentaise house, ideal as a family home or a holiday retreat. Three bedrooms two bathrooms two living rooms, a fitted kitchen, storage, and outside a garden an enclosed, heated swimming pool and terrace.



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

This stone built house with its original wooden beams has lots of character.

Two steps to the front door which leads into a sun filled living area. Fitted kitchen and bar to the right with an ample dining area and to the left a large living room with a wood burning stove. A door off the living room leads to a bright shower room and separate toilet.

Between the bar and the original wooden staircase lies a passage to the second living room/tv room also boasting a wood burning stove which heats the rooms upstairs. Double doors lead from this room out onto the spacious covered terrace and the heated swimming pool. Next to the second living room there is a large storage/laundry room.

upstairs there are three bedrooms with windows and skylights, and also a bathroom with sink and toilet;

LOCAL TAXES

Taxe foncière: 920 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>