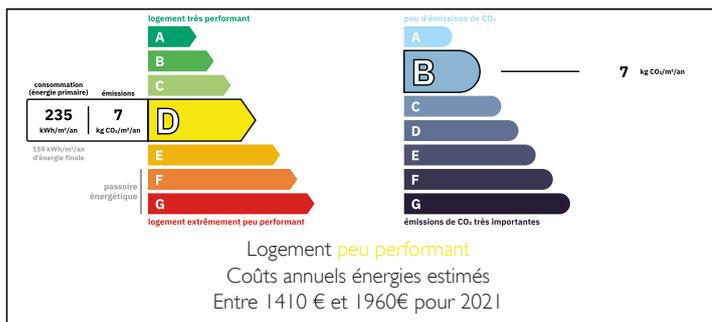


Detached house on one level . 4 bedrooms & 2 bathrooms . Garden & pool . 10km to Saint Jean D'Angely .

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Varaize
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	99 m <sup>2</sup>
Plot Size:	547 m <sup>2</sup>

## IN BRIEF

Set in the centre of a large village with a boulangerie at just a 5 minute walk, this is a lovely house set over 1 level with a pretty manageable garden and in-ground pool.

The house offers a large living room opening to the kitchen , a master bedroom with french doors opening to the gardens, completed by private bathroom .

3 further bedrooms and bathroom complete the house which all overlook the private rear garden . Loft space could be converted subject to permissions .

A compact and manageable garden plus in ground swimming pool ( needing verification and possible updating )

The house has double glazing , fibre internet and recent electrics .

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

The house in more detail :

Entrance : 10m<sup>2</sup>

Living room : 32m<sup>2</sup> with open kitchen 13m<sup>2</sup> .  
French doors to gardens .

Master bedroom : 18m<sup>2</sup> including ensuite  
shower-room .

Bedroom 2 : 11m<sup>2</sup>

Bedroom 3 : 8,5m<sup>2</sup>

Bedroom 4 : 8,5m<sup>2</sup>

Bathroom 5m<sup>2</sup> with separate WC .

Garden and Pool to the rear of the property .

Garage : 43m<sup>2</sup>

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES