

Stone house with 4 bedrooms and gite with 2 bedrooms, terraces and garden.



## INFORMATION

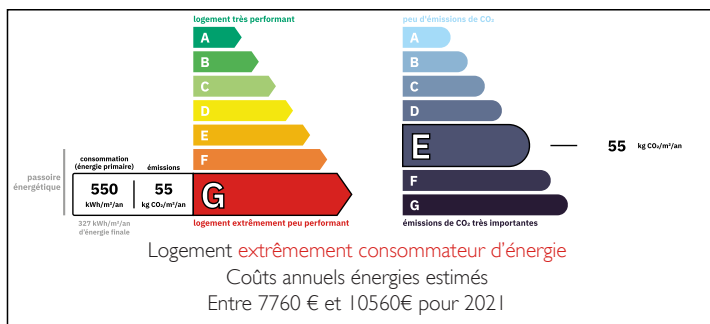
Town:	Cercoux
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	185 m2
Plot Size:	830 m2

## IN BRIEF

Pretty stone house with 4 bedrooms, 3 bathrooms, living room, dining room, kitchen and office. also a 2 bedroomed gite with living area and bathroom. Both properties have terraces and a garden.



## 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

Entrance into a bright living room (20m<sup>2</sup>) with an open fireplace which leads into a kitchen (8,1m<sup>2</sup>) followed by a lovely dining room (15m<sup>2</sup>) looking out over, and with access to the covered terrace and garden. On the ground floor there is also an office or downstairs bedroom (8,30m<sup>2</sup>), a shower room (4,20m<sup>2</sup>) and storage space.(2m<sup>2</sup>).

The original wooden staircase leads to the first floor landing (7,50m<sup>2</sup>) and gives access to 4 bedrooms . Bedroom 1 (15,60m<sup>2</sup>) is ensuite with a shower room. Bedroom 2 (13,65m<sup>2</sup>) and bedroom 3 (11m<sup>2</sup>), bedroom 4 (8,80m<sup>2</sup>) and a family bathroom (5,50m<sup>2</sup>)

The gite comprises, on the ground floor, a large living/dining area with a practical kitchen, one bedroom and a living room with access to a small terrace and the garden with a large garden shed. A spiral staircase leads upstairs from the living area to another bedroom.

Each accommodation has a terrace and a garden independent of each other.

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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 foncière: 1174 EUR

Taxe habitation: EUR

## NOTES