



Ref: A36909BBE17 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Under offer. 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.

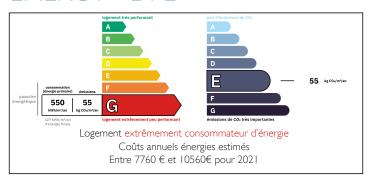








ENERGY - DPE



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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.



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LOCAL TAXES

Taxe foncière: 1174 EUR

Taxe habitation: EUR

DESCRIPTION

Entrance into a bright living room (20m2) with an open fireplace which leads into a kitchen (8,1m2) followed by a lovely dining room (15m2) looking out over, and with access to the covered terrace and garden. On the ground floor there is also an office or downstairs bedroom (8,30m2), a. shower room (4,20m2) and storage space.(2m2).

The original wooden staircase leads to the first floor landing (7,50m2) and gives access to 4 bedrooms . Bedroom I (15,60m2) is ensuite with a shower room. Bedroom 2 (13,65m2) and bedroom 3 (11m2), bedroom 4 (8,80m2) and a family bathroom (5,50m2)

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.

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

NOTES