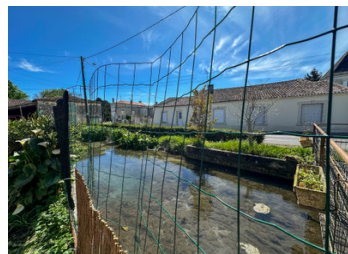


Village house in renovated condition with 4 bedrooms and terrace overlooking stream. 15km St Jean D'Angely.



## INFORMATION

Town:	Authon-Ébéon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	442 m2



## IN BRIEF

Set in a medium size village , a terraced property in excellent condition having been recently renovated by the owner.

A terrace accessible from the kitchen overlooks a small stream ( property has not flooded )

Large open plan living area with modern kitchen .

Bedroom with modern en-suite bathroom and dressing area on the ground floor .

3 further bedrooms and bathroom on the first floor .

Garage attached to the house with a further room to develop if desired .

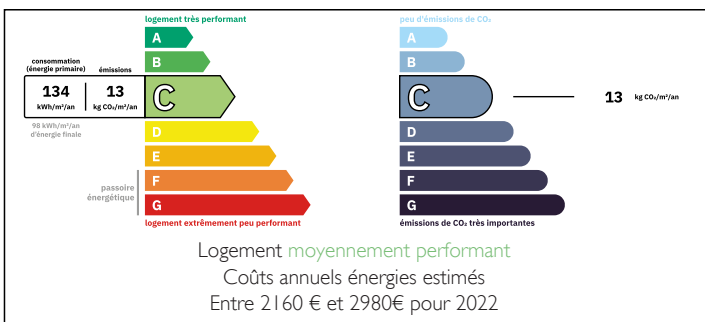
A further garage is opposite the house with a small garden.

The property has air conditioning , a wood pellet burner and oil fired central heating with a modern boiler .

Double glazed and secondary glazing .

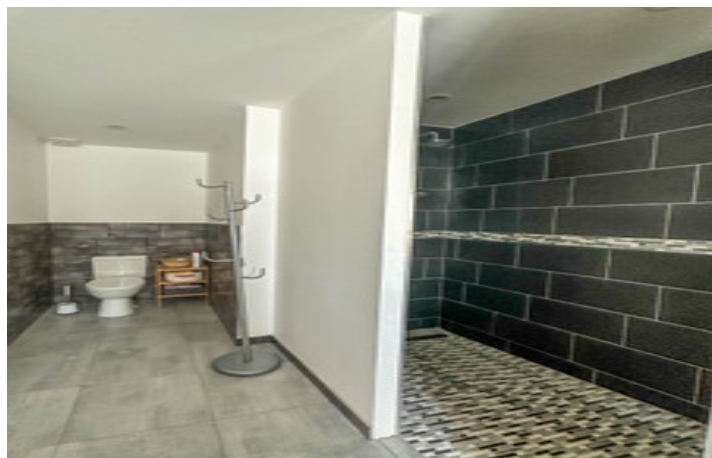
Fibre internet and mains drains .

## 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

The house in more detail :

Ground floor :

Open plan living with fitted kitchen and rear kitchen : 76m2

Door opening to terrace 40m2 overlooking stream. Bedroom 29m2 with shower room and dressing area .

WC .

First floor :

Corridor leading to 3 bedrooms ( 22m2 , 19m2 , 11m2 )

Bathroom with bath and separate WC - 12m2 .

Garage attached 38m2 with mezzanine plus a room of 37m2 to develop if required .

Opposite the house a further garage of 28m2 with a small garden .

## LOCAL TAXES

**Taxe foncière:** 1003 EUR

**Taxe habitation:** EUR

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

## NOTES