



Ref: A38161BBE17 Price: 158 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (147 900 EUR without fees)

Semi detached stone house, with 3 bedrooms, kitchen, living room, garden and adjacent outbuildings.



## INFORMATION

Town: Clérac

Department: Charente-Maritime

Bed: 3

Bath: Τ

Floor: 90 m2

Plot Size: 1640 m<sup>2</sup>







### IN BRIEF

Charming semi detached hamlet property, with three bedrooms, living room, kitchen and bathroom. The outbuildings are ripe for renovation and the extensive (1750m2) and extremely peaceful garden will provide enough space for all your projects.

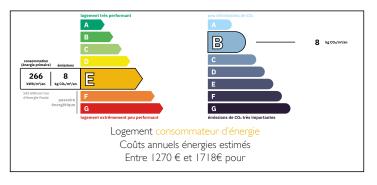








**ENERGY - DPE** 



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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 habitation:

**EUR** 

## DESCRIPTION

This lovely stone house in a tranquil village near the small town of Clerac offers a real possibility of peaceful country life. The house comprises kitchen, living room, shower room and separate toilet on the ground floor and three bedrooms upstairs.

The extensive outbuildings (170m2) can be used as a professional or private workshop or could be converted into extra living space.

The property lies at approximately 10 minutes from the A10, 30 minutes from Libourne and an hour from Bordeaux with its international airport and 2 hourly train connections to Paris.

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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**