

Detached house with swimming pool in peaceful location with park gardens. 4 bedrooms/ 2 bath .Nr commerces .

EXCLUSIVE



INFORMATION

Town:	Brizambourg
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	13710 m2

IN BRIEF

Nestled in the beautiful green countryside with valleys and woods surrounding the property , the house benefits from no direct neighbours but being conveniently placed at just 3 km to commerces and 5km to the nearest large supermarket .

Situated in the ' Golden Triangle ' within 20km to the large towns of Saintes , Cognac and Saint Jean d'Angely .

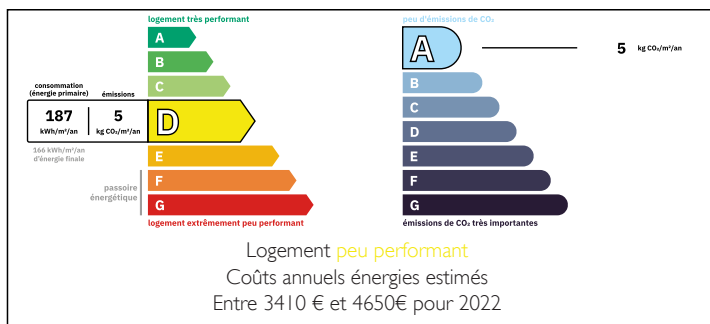
South- West facing and detached , full of original charm and character with grounds to the front and rear which lead down to a pretty stream at distance from the house .

The park gardens have many established trees and shrubs plus a swimming pool.

The house offers 2 large reception rooms plus a bedroom and bathroom on the ground floor . The kitchen and bedroom have french doors which open over the garden .

On the...

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 -

Entrance : 11m2 with tomette floor and original staircase .

Salon : 35m2 with fireplace .

Dining room : 35m2 opening to

Kitchen : 17m2 Fully fitted.

Corridor leading to Bedroom 1 : 17m2

Bathroom with WC : 7m2

WC : 2m2

Shower-room : 5m2

First floor :

Hallway - currently used an office .

Bedroom 2 : 31m2

Bedroom 3 : 9m2 leading to Bedroom 2 : 12m2

Dressing area and Office 7m2

Workshop and Boiler room 31m2

Garage 36m2 with electric door .

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