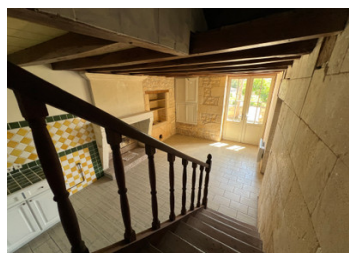


Village house 150m , 3 bedrooms, on 3 levels, wine cellar, 48m back room to renovate, close to commerce.



INFORMATION

Town:	Champagnolles
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	201 m2

IN BRIEF

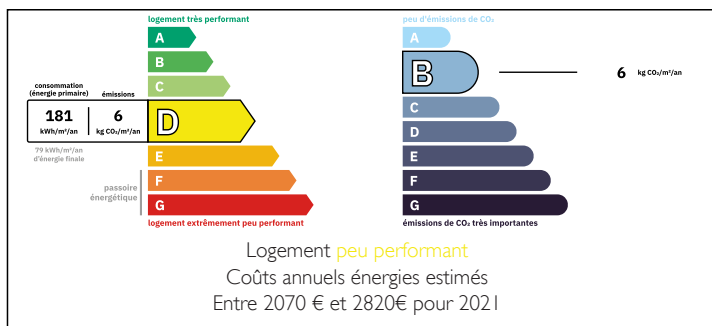
This pretty village house, which used to be a former school, has retained all its original features, including Charentaise stone walls, exposed oak beams, three fireplaces and an antique sink.

There is a spacious entrance hall, kitchen and living/dining room, a practical utility room and downstairs toilet, as well as a large rear room that could be converted into additional living space. The wine cellar has been modernised and fitted with double glazing and velux windows.

The private courtyard is charming and includes a covered terrace.

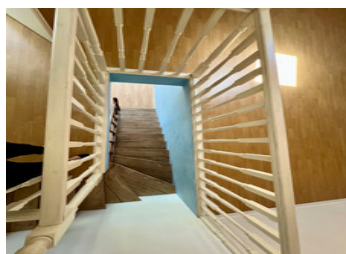
Well situated only 10 minutes from the towns of Gemozac and Pons, and only 30 minutes from the beaches of Meshers sur Gironde and those of the Atlantic coast at Saint Georges de Didonne and Royan.

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.



LOCAL TAXES

Taxe foncière: 635 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property in more detail:-

Kitchen: 19.8m² with fireplace and original staircase leading to the first floor, access to the living room, utility room, back room and cellar

Living room: 33.8m² with fireplace

Cellar: 9.1m²

WC: 1.3m²

Additional room: 48m²

Cellar: 29.2m² gravel floor, electric light and electric water heater

First floor:-

Bedroom 1: Master suite 29.0m² with shower room and separate WC

Second floor:-

Bedroom 2: 31.2m²

Bedroom 3: 15.0m²

Shower room: 5.2m² with shower, sink, WC, heated towel rail and velux window

Outside:-

Shelter, enclosed garden and covered well.

Double glazing, fibre optic internet, Linky, mains drainage, electric thermostatic radiators and two chimneys.

All measurements are approximate.

Viewing by appointment only.

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