

Charming 17th century Charentaise - 4 bedrooms - Double garage-terrace - Landscaped garden - 10mn from Jonzac



INFORMATION

Town:	Saint-Germain-de-Vibrac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	4451 m2



IN BRIEF

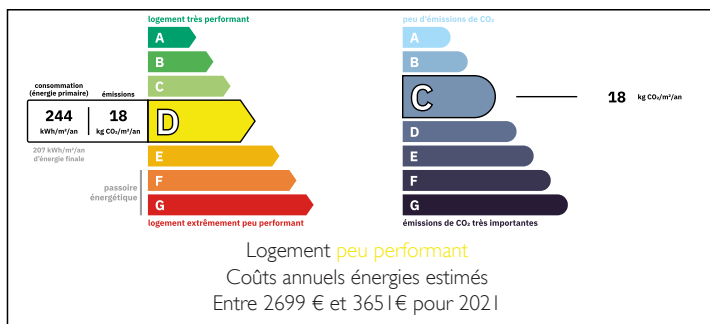
This charming Charentaise property, located in a small hamlet of St. Germain de Vibrac in the south of Charente-Maritime, offers an intimate and cozy living space with beautiful views of the surrounding countryside and its vineyards.

On the ground floor, the living space is open, allowing a pleasant flow between the fitted kitchen, the dining room, and the living room. The ground floor also includes a utility room with a toilet, a boiler room, as well as two bedrooms, a bathroom, and a shower room. Upstairs, there are two bedrooms and a room that could be used as a spare bedroom, a dressing room, or an office. A convertible attic completes this floor.

Outside, there is a beautiful landscaped courtyard, a well, a double garage with electric doors, a terrace with a barbecue, and a fountain.

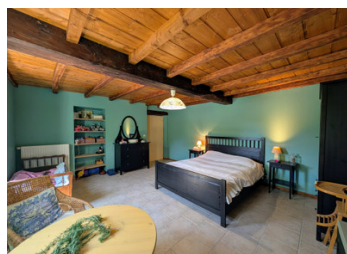
The garden is planted with...

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: 1154 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

DPE (Energy Performance Certificate) D

Oil-fired central heating on the ground floor and 2 wood-burning stoves

Double glazing and wooden shutters

Septic tank - awaiting for the inspection report

Airflow

Well at the front of the property

Fiber optic available

Linky

PROPERTY - GROUND FLOOR

Fitted kitchen - 19m²

Dining room - 24m² with tiled wood-burning stove

Living room - 28m² with wood-burning stove

Utility with WC and laundry room - 22m²

Boiler room - 40m² - can be converted into an additional living space

Bedroom 1 - 14m²

Bedroom 2 - 22m²

Bathroom - 5m²: bathtub, sink

Shower room - 5m²: shower, sink, and WC

PROPERTY - FIRST FLOOR

Bedroom 3 - 27m²

Room - 17m² : spare bedroom, dressing, office, games room...

Bedroom 4 - 19m² which connects to a 50m² attic which can be converted

OUTSIDE

Double garage - 40m²

Terrace - 66m² with pergola, BBQ area, and fountain

Large garden with mature trees and many fruits trees - partially fenced

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