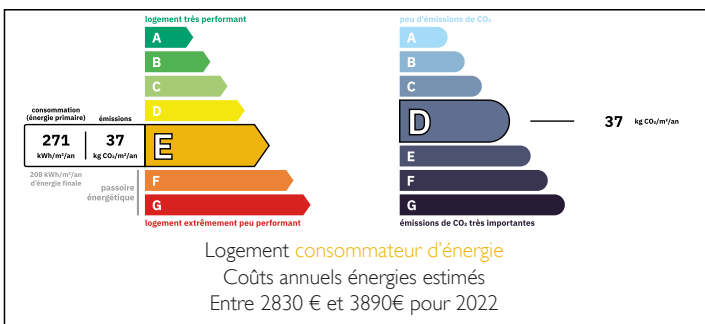


Detached house with 3 bedrooms and 3 bathrooms , gardens and dependance. Calm & quiet location .Near to Matha.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Ouen-la-Thène
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	120 m ²
Plot Size:	600 m ²

IN BRIEF

Exclusive to Leggett Immobilier :

Set in a calm and quiet hamlet and 3km to commerces .

Detached house with gardens and dependance to the rear .

The house has been well cared for by the current owners and offers double glazing , modern electrics and central heating .

House offers a large living room with a woodburner leading to a fitted kitchen with dining area .

A bathroom and laundry area leading to the boiler room and a workshop - which could be transformed to be a ground floor bedroom if required .

On the first floor 2 bedrooms and WC with hand basin .

Separate floor with a further bedroom with ensuite and dressing room , plus mezzanine storage area .

Outside a manageable garden with terrace , with a barn of 50m² .

Fosse septic will need updating .

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

House in more detail :

Living room : 30m²

Kitchen : 31m²

Shower room with WC : 3m²

Laundry : 7m²

Bathroom : 7m²

Boiler room : 12m²

Workshop : 15m²

Stair leading to first floor :

Bedroom 1 : 8m² (11m² under eaves)

Bedroom 2 : 10m² (22 m² under eaves)

WC .

Independent staircase leading to Bedroom 3 - 22m² including ensuite shower room including WC and dressing room .

Mezzanine storage .

LOCAL TAXES

Taxe habitation:

EUR

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

NOTES