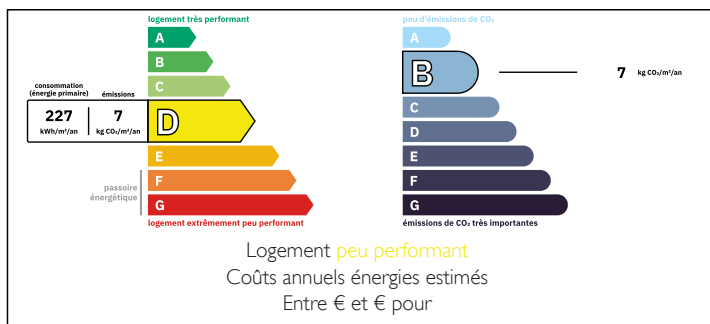


Charming property with 3 bedrooms - Mature garden - Terrace - Land - Small outbuilding. 5mn from Baignes

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	217 m2
Plot Size:	1600 m2

IN BRIEF

Located in the south of Charente-Maritime, this charming semi-detached property offers a comfortable and fluid living space over 217m².

The property comprises, on the ground floor, a living room with a wood-burning stove installed in September 2024, opening onto a fitted and equipped kitchen, a laundry room, a shower room with toilet, a bedroom, a sitting room, and a dining room with a mezzanine that can be used as an office/spare bedroom.

Upstairs, a large landing provides a convenient office space or reading nook, and two bedrooms with ensuite: one with a shower room and the other with a bathroom and a dressing room.

Outside, a flowered and mature garden with a 26m² terrace accessible from the kitchen.

Adjacent is a workshop with an open shed and a plot of land of just over 1200m², ideal for a vegetable garden or for...

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: 312 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

DPE D - (Energy Performance Certificate)

Double glazing

Individual heating: wood and electric

12 years old roof with added insulation

12 solar panels installed in 2023 - 20-year contract

Septic tank compliant

Air conditioning for one of the bedroom upstairs

Fiber available

GROUND FLOOR

Living room 44m² with wood-burning stove

Fitted and equipped kitchen - 15m²

Laundry room - 6m²

Bathroom with toilet, shower, and sink - 4m²

Bedroom 1 - 20m²

Second Living room - 26m²

Dining room - 19m² with mezzanine of 22m²

FIRST FLOOR

Landing - 19m² with an office space

Bedroom 2 - 13m² with a shower room (shower, sink, and toilet) of 4m²

Bedroom 3 with dressing area - 19m² with a bathroom (bath, bidet, sink, and toilet) of 6m²

OUTSIDE

Terrace accessed from the kitchen - 26m²

7000l underground water tank

1270m² detached land

23m² workshop and adjoining 7m² open space -
Roof redone 6 years ago

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