



Ref: A40357EB17 Price: 124 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (115 000 EUR without fees)

#### Charming 2 bed, 2 bathroom village house, within walking distance of amenities



# INFORMATION

Town: Saint-Thomas-de-Conac

Department: Charente-Maritime

Bed: 2

Bath: 2

Floor: 80 m<sup>2</sup>

Plot Size: 563 m2











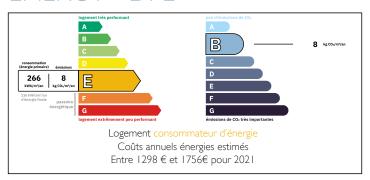


### IN BRIEF

Situated at the edge of a sought after village with a lively community, is this lovely 2 bedroom, 2 bathroom property. It was restored and renovated in 2009 and boasts a fitted kitchen, bathroom with WC, and a bright living room with feature fireplace on the ground floor with two good sized bedrooms, a study room or smaller third bedroom and shower room with WC on the first floor. The house would be ideal as either a charming holiday or family home

The property is located a short walk from the centre of the popular village of St Thomas de Conac which has a boulangerie, shop, bar and restaurant. It's only a stone's throw from the many pretty towns along the Gironde Estuary and around 45 minutes from Royan and the beautiful beaches of the Atlantic coast. Bordeaux airport...

## **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.

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#### www.frenchestateagents.com

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## LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

## DESCRIPTION

#### Ground Floor

- Entrance 3m2
- Kitchen 10m2
- Bathroom with WC 7m2
- Living room with feature fireplace 20m2

#### Ist Floor

- Bedroom I I4m2
- Bedroom 2 9m2
- Study/ smaller bedroom 3 7m2
- Shower room with WC 4m2
- Outside enclosed garden with gated entrance, mainly laid to lawn 563,2
- \*Mains drainage
- \*Heating via electric radiators

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

## **NOTES**