

Lovely 3-Bedroom Home with pretty garden set in a peaceful location with vineyard views close to Cognac



INFORMATION

Town:	Thors
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	3237 m2



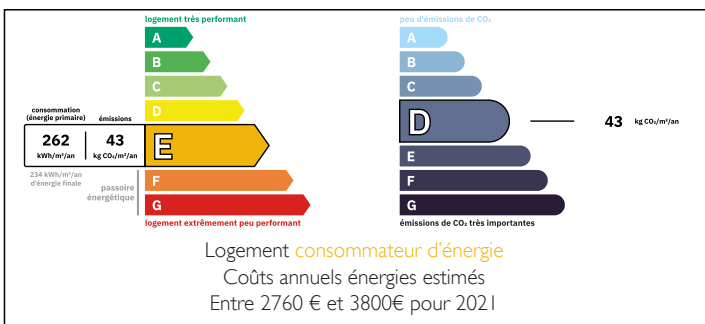
IN BRIEF

Located in the beautiful southwest of France, this welcoming 3-bedroom home from the 1960s offers plenty of space, light, and charm. With its large windows, open living areas, and peaceful garden, it's the perfect place to enjoy relaxed French country living.

The house features a bright living and dining area that opens onto the garden, creating a lovely flow between indoors and outdoors. The kitchen is modern and practical, ideal for preparing family meals or sharing a glass of wine with friends. There are three good-sized bedrooms and two bathrooms, offering comfort for both family and guests.

Outside, the pretty garden is a real highlight. Filled with flowering plants and shaded spots, it's perfect for summer lunches, gardening, or simply relaxing in the sunshine. A terrace provides plenty of space for outdoor dining and enjoying the mild climate of the...

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.



DESCRIPTION

Ground floor
Entrance hall
Downstairs shower room with WC (3m²)
Lounge (14m²)
Dining room (17.5m²)
Bedroom (9m²)
Kitchen (22m²) with attached pantry

1st floor
2 Bedrooms (13.5m², 9.5m²)
3 further rooms, two of which currently used as studies (4.3m², 6m², 4m²)
Bathroom with WC

Outside
Attached garage (27m²)
Enclosed garden to the front, side and rear
Parking for several cars

- * Heating - oil radiators and wood burner
- * Sewerage - via septic tank
- * Nearest amenities - 10 minutes

The property is well located, 20 minutes from Cognac, 1 hour from Royan and the Atlantic coast, 1hr 15 from La Rochelle

Measurements are approximate

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

LOCAL TAXES

Taxe foncière: **837 EUR**

Taxe habitation: **EUR**

NOTES