

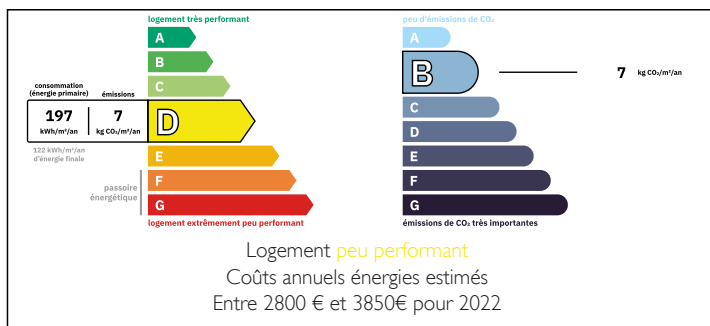
Charming detached house with 4 bedrooms & 2 bathrooms . Outside entertaining areas, gardens and dependances .



EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Bresdon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	1259 m <sup>2</sup>

## IN BRIEF

Well presented detached property offering 4 bedrooms including 1 bedroom suite on the ground floor .

Beautiful stone pointed walls traditional to this area .

Ready to move into the property with no works previewed , the property offers large living spaces inside with the addition of lovely external living spaces for the summer including a large covered dining area with bar , a relaxing open salon and a large entertaining area of 60m<sup>2</sup> which can be used as a games room or large reception space .

Secure courtyard to the front and a closed garden to the rear.

All rooves have been replaced recently and a new septic tank installed .

Double glazed with electric convector radiators plus a wood burner .

Water softener and fibre internet .

Available fully furnished .

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

The house in more detail :

Ground floor - Entrance : 11m<sup>2</sup>

Kitchen : Fully fitted with appliances 22m<sup>2</sup>

Salon : 37m<sup>2</sup> with woodburner .

Bedroom : 14m<sup>2</sup>

Snug / TV room : 20m<sup>2</sup>

Laundry area : 15m<sup>2</sup> including shower room and WC .

First floor :

Hallway leading to 3 Bedrooms : 16m<sup>2</sup> , 15m<sup>2</sup> and 13m<sup>2</sup>

Bathroom : 8m<sup>2</sup> with shower and bath .

Separate WC .

Covered bar dining / salon area - open to the front 50m<sup>2</sup> .

Event area 60m<sup>2</sup> .

2 large barns : 38m<sup>2</sup> and 30m<sup>2</sup>

Work-shop and potting shed .

Large courtyard and garden to the front with enclosed garden to the rear .

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

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