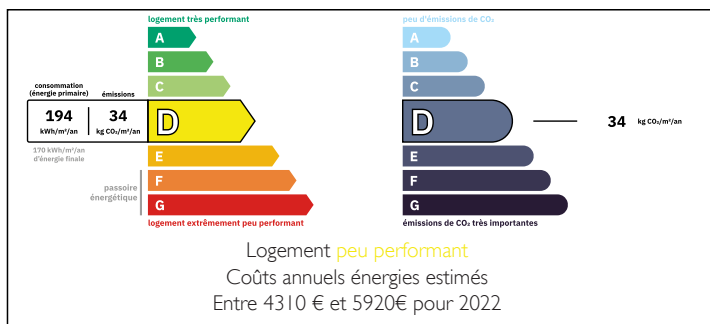


Detached house with 3 bedrooms , 2 bathrooms . Swimming pool , gardens and dependances with solar panels .



ENERGY - DPE



INFORMATION

Town:	Louznac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	238 m2
Plot Size:	4114 m2

IN BRIEF

Set in a village near to Matha , classic stone family home with large living spaces and bedrooms .

With recent updates to kitchen , bathroom , roof and electrics - the house is ready to enjoy straight away .

Large open plan kitchen installed last year with an area for dining completed with the original fireplace . Rear kitchen with water softener .

Large dining room and salon , both with original fireplaces .

Recent bathroom and WC on the ground floor .

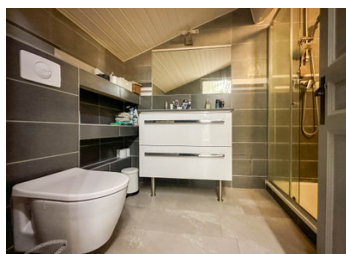
Upstairs 3 large bedrooms , one with dressing area and ensuite bathroom .

Outside - a salt water swimming pool measuring 5m x 10m with a fully retractable abri cover allows all year swimming if wished with a cute summer kitchen for outside living .

Well planted garden with established trees to the rear of...

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: 1900 EUR

NOTES

DESCRIPTION

Set in a village near to Matha , classic stone family home with large living spaces and bedrooms .
With recent updates to kitchen , bathroom , roof and electrics - the house is ready to enjoy straight away .

Large open plan kitchen installed last year with an area for dining completed with the original fireplace .
Rear kitchen with water softner .

Large dining room and salon , both with original fireplaces .

Recent bathroom and WC on the ground floor .

Upstairs 3 large bedrooms , one with dressing area and ensuite bathroom .

Outside - a salt water swimming pool measuring 5m x 10m with a fully retractable abri cover allows all year swimming if wished with a cute summer kitchen for outside living .

Well planted garden with established trees to the rear of the property .

Large dependance of 98m2 with solar panels , plus a garage of 40m2 attached to the rear of the house .

Electric gates , fully enclosed gardens .

Double glazed , Air conditioning plus oil fired central heating .

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