

Beautiful Charentaise house in very good condition, 5 bedrooms, wooded grounds on 3211m , garage, well.nande



## INFORMATION

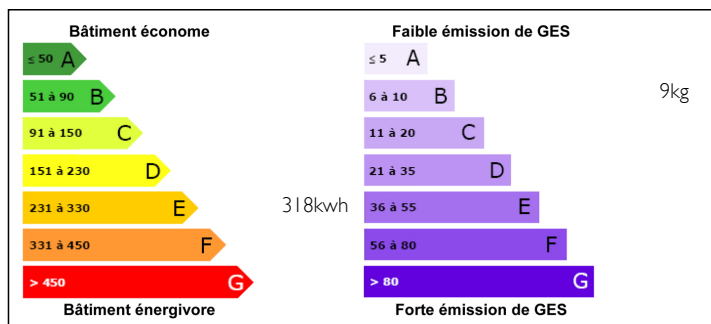
Town:	Vibrac
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	218 m2
Plot Size:	3211 m2

## IN BRIEF

Charming Charentaise house with many character features such as the original fireplaces, exposed stone walls, vintage tiling. With its 5 bedrooms, this house is perfect for a family or holiday home. Located in a quiet and peaceful hamlet without vis à vis 10 minutes from Montendre and 15 minutes from Jonzac



## 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.



## LOCAL TAXES

Taxe foncière: **831 EUR**

## NOTES

## DESCRIPTION

On the ground floor, you will access a 24m<sup>2</sup> entrance hall with a WC/sink and an 18m<sup>2</sup> cellar followed by a 33m<sup>2</sup> living room with its original fireplace and its wood burner.

The 30m<sup>2</sup> kitchen/dining room with its beautiful blue tiles gives you direct access to the 88m<sup>2</sup> terrace which will offer you great views of the surrounding area.

You will also find :

- a first bedroom, 20m<sup>2</sup> with a wood burner in its original fireplace and a 9m<sup>2</sup> shower room with WC and 2 sinks
- 2 other bedrooms of 16m<sup>2</sup> each
- a 8m<sup>2</sup> bathroom with 2 sinks

The floors in the vintage tiling on the ground floor, compliment the look and feel of this charentaise house full of character. As for the bedrooms, the flooring is all in wooden floor.

On the first floor, the floors are floating floor apart from tiles in the bathroom. You will discover :

- a 18m<sup>2</sup> living room
- 2 bedrooms : 16m<sup>2</sup> and 11m<sup>2</sup>
- a 7m<sup>2</sup> bathroom with WC and 2 sinks
- storage room in the attic

Outside

- Electric gates to access the property
- Garage : 29m<sup>2</sup>
- Workbench : 11m<sup>2</sup>
- Large garden with fabulous views over the surrounding countryside
- Boules pitch under the trees near the terrace

Septik tank meeting norms requirements.

The nearest town is Montendre where you will find supermarkets, bakery, doctors, schools, weekly markets and much more. Without forgetting the spa town of Jonzac located 15 minutes away.

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