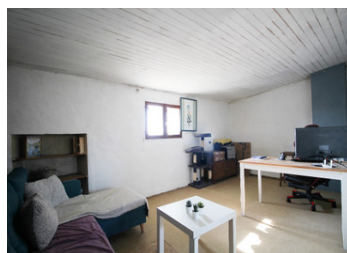


Under Offer - Blue shuttered stone house with front, back garden, garage and outbuildings



## INFORMATION

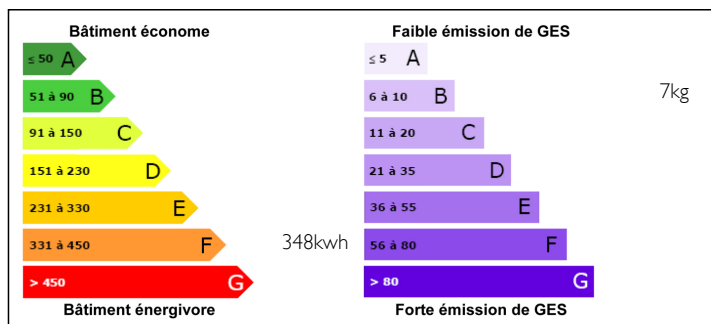
Town:	Villiers-Couture
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	800 m2



## IN BRIEF

Lovely stone house with large kitchen living room, bedroom and shower room on the ground floor. Office and bedroom upstairs and a large attic to extend into if needed. The garage, workshop and utility room are all directly accessible from the house. The house has been partly renovated, and benefits from double glazed PVC windows, but needs some finishing off to make it even more appealing.

## 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:

Double doors opening into the industrial styled kitchen (20 m<sup>2</sup>) with oven, sink and washing machine.

Large opening leading to the double aspect living room (30 m<sup>2</sup>) with fireplace.

Downstairs bedroom (16 m<sup>2</sup>) and a bathroom (6 m<sup>2</sup>) with separate toilet.

Large utility room (30 m<sup>2</sup>) with opening to the back garden - this room would lend itself to extend the living space.

First floor :

Office (16 m<sup>2</sup>)

Bedroom (13 m<sup>2</sup>)

Attic (47 m<sup>2</sup>)

Other outbuildings (all accessible from the house)

Workshop (28 m<sup>2</sup>)

Garage/Barn (88 m<sup>2</sup>)

The front garden is south facing and accessible through a gate.

The back garden is walled and nicely planted.

More pictures, an aerial view and a floor plan available upon request.

## LOCAL TAXES

Taxe foncière: **380 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>