

Charming 3 bedroom house with large garden, close to pretty Gironde estuary town and amenities

EXCLUSIVE



INFORMATION

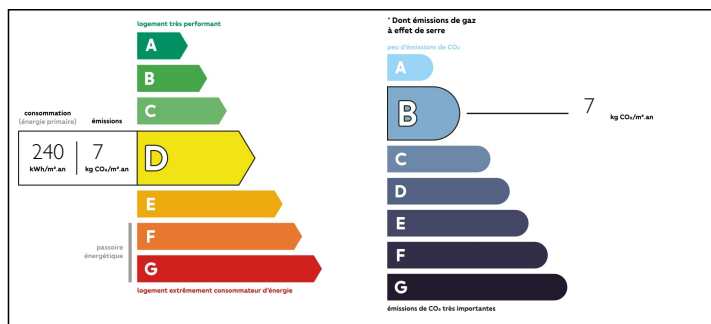
Town:	Saint-Dizant-du-Gua
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	2158 m2

IN BRIEF

This charming country house is located in a peaceful rural hamlet and enjoys views over the vines. Located in Charente Maritime, it's a stone's throw from the Gironde estuary and the many pretty estuary towns and would make a wonderful family or holiday home. On the ground floor there is a light and airy kitchen/ diner, a living room, utility room, bathroom and separate WC. On the first floor there are 3 good sized bedrooms and a further bathroom with WC. Outside there is a large garage attached to the house and plans have been made in the past to extend the living space into the garage. There is a further separate outbuilding, an old piggery and large private garden with a concrete basis ready for an above ground pool! The house is 5 minutes drive to amenities in Saint-Dizant-du-Gua and Saint-Fort-sur-Gironde. Port Maubert 3km, Mortagne sur Gironde 11km and Mirambeau 18km....



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: **478 EUR**

NOTES

DESCRIPTION

Ground Floor

Kitchen/ dining room (25m²) with fitted kitchen units and woodburner

Living room (22.3m²) - with character fireplace

Utility room (4.7m²) with fitted units

Bathroom (4.14m²) with bath, shower over bath, basin

Separate WC

First Floor

Bedroom 1 - 14.3m²

Bedroom 2 - 8.32m²

Bedroom 3 - 12.5m²

Bathroom with bath, shower over bath, basin and WC

Outside

Attached barn - 23m²

Separate barn - 52m²

Old piggery

Large garden mainly laid to lawn

*Heating via wood-burner, drainage via septic tank

ALL MEASUREMENTS ARE APPROXIMATE

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