

Charming 4 bedroom house set in a stunning location with beautiful views over the countryside with a pool



INFORMATION

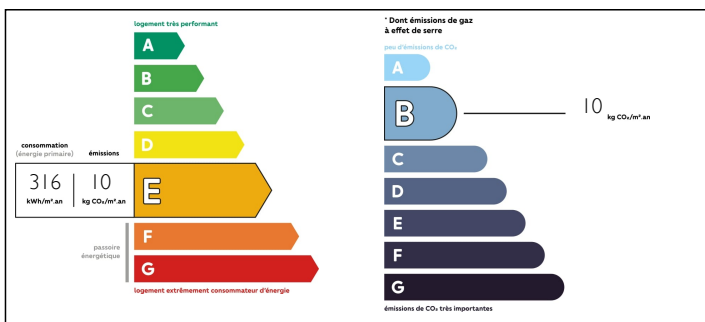
Town:	Vanzac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	113 m2
Plot Size:	2700 m2

IN BRIEF

This wonderful house is set in a beautiful, private location with stunning views across the vineyards. The house is fully double glazed, has a modern kitchen with built in Oven and Hob, a character fireplace, 4 bedrooms a bathroom and a shower room with separate toilet. Heating is Electric. Outside, there is a lovely, covered, decked terrace with stunning views over the countryside, a large orchard with Apple trees, Plums and Cherrys, and 3 wooden storage buildings. There is a 10x4 pool within a decked terrace within the well kept garden. There is a garage integral to the house which offers the opportunity to increase the living space if you choose.

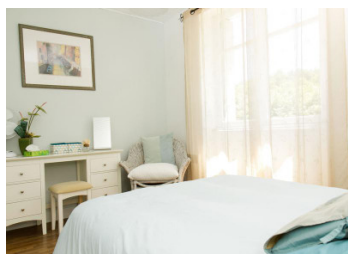


ENERGY - DPE



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

Entrance Hall - 5.6 x 1.5 Tiled floor
Kitchen - 4.2 x 4 tiled floor, Built in Oven, Hob
Utility Room - 3.2 x 2.3 Washing machine, Basin, Water Softener
Dining Room - 6.2 x 3.9 Parquet wood floor, Patio doors to the rear terrace
Bedroom 1, - 3.6 x 3.9
Bedroom 2, - 3.1 x 3.1
Bedroom 3, - 3.3 x 3.1 with Shower room and Basin
Bedroom 4, - 3.1 x 3.4
Bathroom - 1.7 x 6 Bath, Basin
Separate Toilet
Garage - 4.8 x 2.8

Bordeaux 1 Hour
Atlantic Coast 1 Hour
Jonzac 15 minutes
Beach Lakes 20/30 minutes
Boulangerie/Épicerie 5 minutes

Charente Maritime enjoys the 2nd highest number of sunshine hours in France and is known for its long hot summers and clear blue skies

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

LOCAL TAXES

Taxe foncière: 653 EUR

NOTES