

Charming house in the countryside - 4 bedrooms - In-ground pool - Enclosed garden - 8mn from Montendre



## INFORMATION

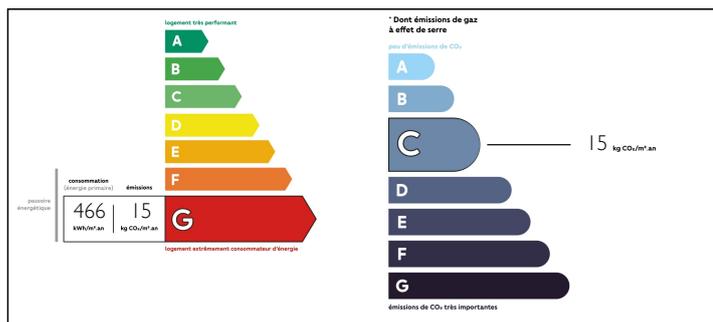
Town:	Chartuzac
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	186 m2
Plot Size:	2394 m2



## IN BRIEF

Located in the south of Charente-Maritime, this 186m<sup>2</sup> house without any close neighbours, is located between Montendre and Jonzac, 15 minutes from Mirambeau and 1 hour from Bordeaux without forgetting the beaches of Royan 1 hour away. This 1970s house has been a holiday home for the last 20 years. It offers pleasant living spaces both indoors and outdoors with a beautiful terrace accessible from the kitchen near the 9 x 4 in-ground swimming pool. On the ground floor a large entrance hall, a living room with fireplace, a kitchen/dining room with a pantry, a utility room, a toilet, 3 storerooms and a garage. Upstairs 4 bedrooms, an office, a bathroom and a large landing with a space to relax. Outside a technical outbuilding for the pool. All on a land of 2394m<sup>2</sup> with a mature garden and various fruit trees.

## 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: **914 EUR**

## NOTES

## DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN UPON REQUEST

ON THE GROUND tiled floor

Entrance hall - 17m<sup>2</sup>

Living room - 35m<sup>2</sup> with an open fireplace

Kitchen/dining room - 35m<sup>2</sup> with a pantry

Corridor - 7m<sup>2</sup>

Utility room - 12m<sup>2</sup>

Cellar 1 with a toilet - 6m<sup>2</sup> - to be renovated if desired

Cellar 2 - 8m<sup>2</sup> - used as a workshop

Garage with adjacent room to make a larger garage - 13m<sup>2</sup> and 9m<sup>2</sup>

### UPSTAIRS

Bedroom 1 - 11m<sup>2</sup>

3m<sup>2</sup> bathroom with a shower, a hand basin and a WC

Bedroom 2 - 14m<sup>2</sup>

Landing - 10m<sup>2</sup>

Bedroom 3 - 14m<sup>2</sup>

Bedroom 4 - 10m<sup>2</sup>

Office - 4m<sup>2</sup>

### TECHNICAL INFORMATION

Single glazing except for 2 windows

Electric and wood heating

Septic tank

### OUTDOORS

In-ground heated swimming pool 9 x 4 with a maximum depth of 2m Swimming pool shelter

Pool room 15m<sup>2</sup>

Terrace with shelter

Pergola in the garden

Wooded and fenced land

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