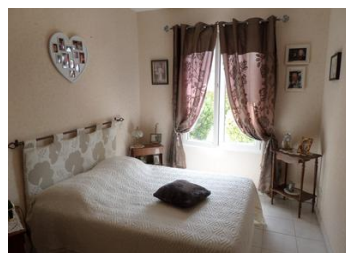


Detached 3 bed modern bungalow with a garage. Situated in a quiet edge of village location just a short level walk to the local bakery and convenience...



INFORMATION

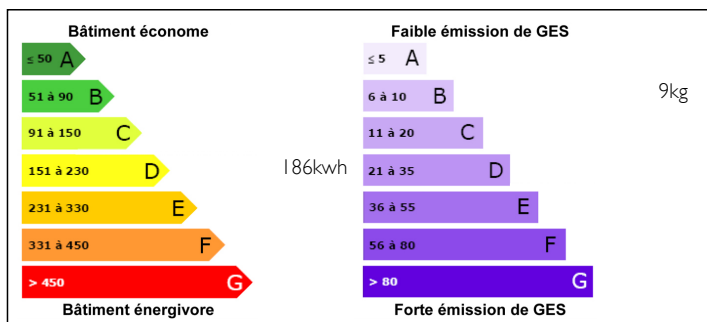
| | |
|-------------|-------------------|
| Town: | PONS |
| Department: | Charente Maritime |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 94 m2 |
| Plot Size: | 1066 m2 |



IN BRIEF

This well maintained bungalow is fully double glazed, on mains drainage and is heated by electric wall mounted radiators and sits in the middle of a generous size garden. Great location as this village with shops and a restaurant is just 6 miles from Pons with its tourist attractions, railway station with links to the TGV and access to the A10 motorway for La Rochelle and Bordeaux airports!

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: 400 EUR

NOTES

DESCRIPTION

This well maintained modern property which is tiled throughout comprises of:-

Open plan living area with kitchen (49.64m²) there are 3 sets of patio doors giving direct access to the garden. The kitchen area has modern fitted units and from here you can access the garage
3 Bedrooms (11.58m², 11.44m² and 10.10m²) all with fitted wardrobes
Shower room (6.00m²) with a shower and basin
WC (1.55m²)

Outside:-

Attached garage (17.55m²) with plumbing for a washing machine
Garden which is totally enclosed with lawns, shrubs and trees
Wooden chalet

The property is well insulated and benefits from mains drainage

All measurements are approximate