

Farmhouse in quiet setting, with front and back garden, garage and barn.



## INFORMATION

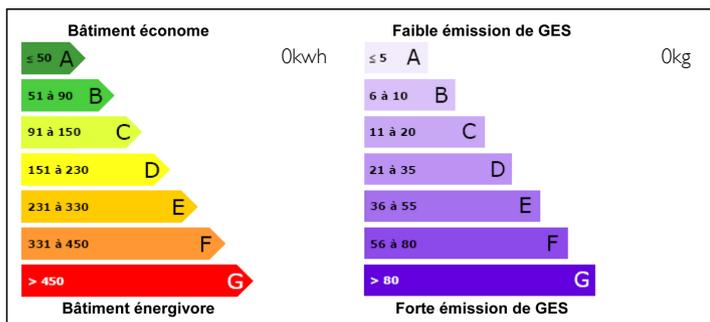
Town:	VILLIERS COUTURE
Department:	Charente Maritime
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	1086 m2



## IN BRIEF

The main house offers about 140 m2 of liveable space and is directly habitable, but needs to be renovated to current standards.

## 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:

Veranda (17,5 m<sup>2</sup>)

Entrance hall (9 m<sup>2</sup>)

Kitchen (23 m<sup>2</sup>) with utility room (4 m<sup>2</sup>) and shower room (4 m<sup>2</sup>) and a door to the back garden

Living room (31 m<sup>2</sup>) with double aspect doors and a charentaise fireplace

Wooden staircase to the first floor

Spacious landing (8,6 m<sup>2</sup>)

4 bedrooms (17, 15, 13 and 18 m<sup>2</sup>)

Second floor with similar surface and possibility to create more bedrooms.

The main house benefits from oil fired central heating, the windows are single glazed, the septic tank will not be up to modern standards.

Outbuildings:

Wine store(14 m<sup>2</sup>)

Utility room (15,5 m<sup>2</sup>)

Barn (70 m<sup>2</sup>)

Garage (17 m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **950 EUR**

## NOTES