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

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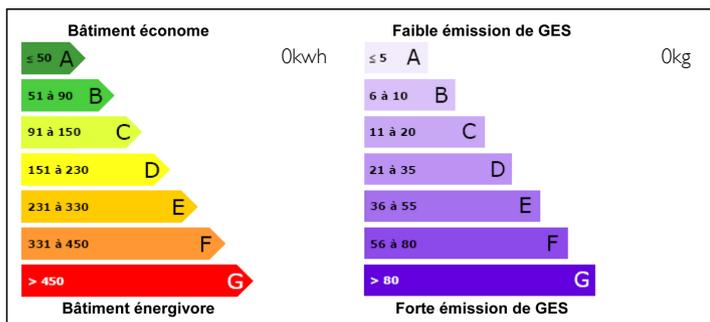
Town:	VILLIERS COUTURE
Department:	Charente Maritime
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	1086 m2

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

Bâtiment économe	
≤ 50 **A**	
51 à 90 **B**	
91 à 150 **C**	0kwh
151 à 230 **D**	
231 à 330 **E**	
331 à 450 **F**	
> 450 **G**	

Bâtiment énergivore

Faible émission de GES	
≤ 5 **A**	
6 à 10 **B**	
11 à 20 **C**	0kg
21 à 35 **D**	
36 à 55 **E**	
56 à 80 **F**	
> 80 **G**	

Forte émission de GES

DESCRIPTION

Ground floor.
Veranda (17,5 m2)
Entrance hall (9 m2)
Kitchen (23 m2) with utility room (4 m2) and shower room (4 m2) and a door to the back garden
Living room (31 m2) with double aspect doors and a charentaise fireplace

Wooden staircase to the first floor
Spacious landing (8,6 m2)
4 bedrooms (17, 15, 13 and 18 m2)

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 m2)
Utility room (15,5 m2)
Barn (70 m2)
Garage (17 m2)

LOCAL TAXES

Taxe foncière: 950 EUR

NOTES