

Little house set in a quite village to renovate, would make an ideal holiday home surrounded by stunning country side.



INFORMATION

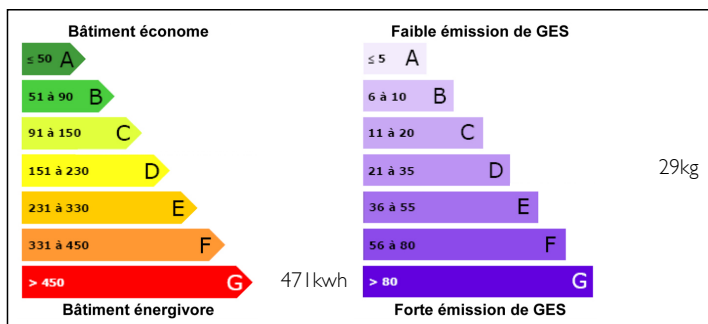
Town:	LE GICQ
Department:	Charente Maritime
Bed:	1
Bath:	1
Floor:	85 m2
Plot Size:	345 m2



IN BRIEF

Little house in need of renovation with large kitchen, living room both with fire places and double glazing. A small outside space to the front and back with a large open hanger.

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: 331 EUR

NOTES

DESCRIPTION

Kitchen (25.51 m²) with an inset log burner and double glazed window and across the corridor (8.8 m²) into the Living room (29.45 m²) with a fire place.

First Floor

Bedroom (25.96 m²)

shower room (4.3 m²)

External area.

Access through the metal gates from the lane to the open hanger (22.31 m²) and the small front garden, barn attached to the rear of the house through large wooden doors (46.7m²) with loft space (70 m²) the front has a small garden.

Approximately 1 hour from the Atlantic Coast Royan, Rochefort, La Rochelle, the local town of Matha just a short drive with all amenities with large market town of Cognac and St Jean D'Angely only 20 Minutes drive.

All measurements are approximate.