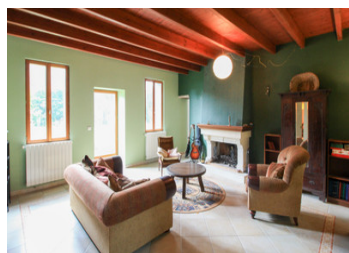


SOLD



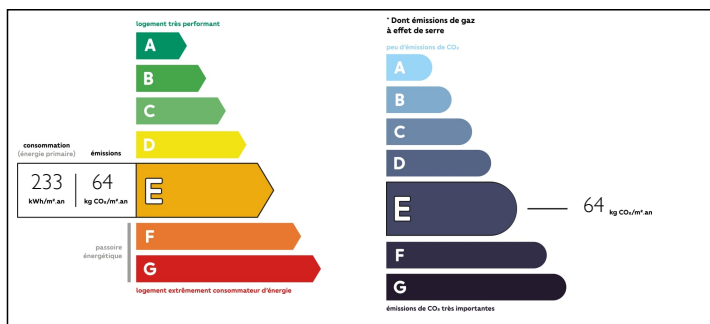
## INFORMATION

Town:	Lozay
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	3386 m2

## IN BRIEF

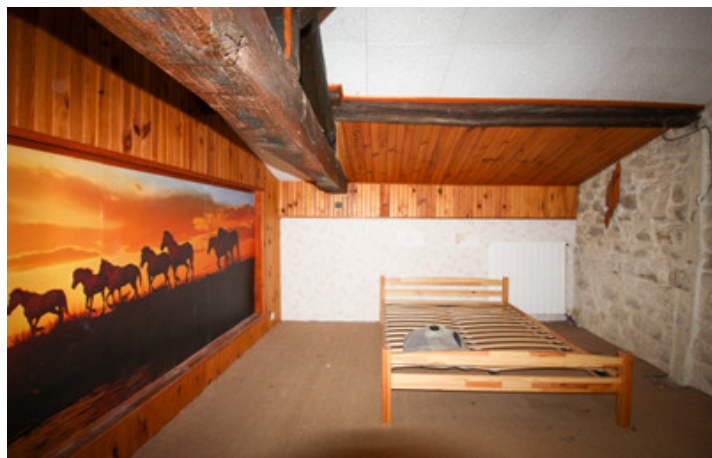
Set in a quiet location with uninterrupted views of the beautiful Charentais countryside, this is a great opportunity to buy a 4 bedroom house that has had all the work completed downstairs with the upstairs still to finish. There is a cute one-bedroom studio for friends and family, a range of outbuildings and a large garden planted with many fruit trees, shrubs and plants. The house, which has been fully renovated downstairs, benefits from oil central heating and double glazing and a fully conforming fosse. Located in a hamlet just 5 km to the nearest shops, bar and restaurant at Loulay, 10 km to the larger town of St Jean d'Angély, a thermal spa town with a famous traditional market, supermarkets, all shops, schools and commerces. 45 minutes to the Atlantic beaches Great airport, rail, and road transport connections: 10 mins to the A10 motorway, 20 mins to Surgères and its...

## 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

More photos available on request.

HOUSE:

ENTRANCE: 6m<sup>2</sup>

KITCHEN: 20 m<sup>2</sup> with tiled floors. Fully equipped, recently refitted

LIVING ROOM ONE: 34 m<sup>2</sup> Doors and windows out to the garden. Large traditional fireplace

LIVING ROOM TWO (Or ground floor bedroom): 23m<sup>2</sup>

LIVING ROOM THREE: 32m<sup>2</sup>

SHOWER ROOM: 4m<sup>2</sup> with shower, WC and basin. Fully tiled

LAUNDRY: 6m<sup>2</sup> Fully tiled

STORE ROOM: 6 m<sup>2</sup>

HALLWAY: 12m<sup>2</sup>

UPSTAIRS: Needs a lot of work to finish

BEDROOM: 51m<sup>2</sup> Needs to be finished to create a master suite

BEDROOM: 16 m<sup>2</sup>

BEDROOM: 16m<sup>2</sup>

BEDROOM: 22m<sup>2</sup>

LANDING: 9m<sup>2</sup>

COTTAGE/STUDIO:

KITCHEN/LIVING ROOM: 16m<sup>2</sup>

SHOWER ROOM: 4m<sup>2</sup> with shower, basin, WC

MEZZANINE BEDROOM: 8m<sup>2</sup>

GARAGE: 69m<sup>2</sup>

HANGAR ONE: 43m<sup>2</sup>

HANGAR TWO: 14m<sup>2</sup>

WORKSHOP: 27m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: **970 EUR**

## NOTES