

Charming character house with 3 bedrooms and a pool

EXCLUSIVE



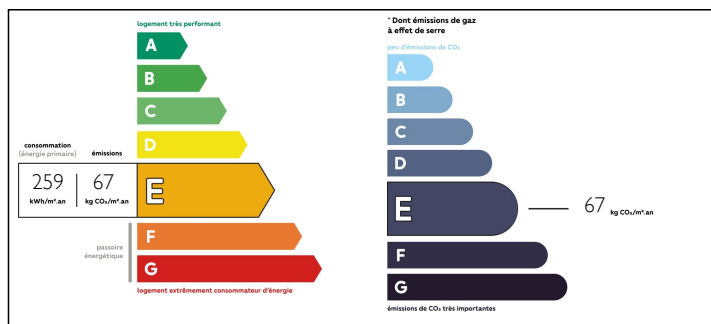
INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	1472 m2

IN BRIEF

This charming character house is situated in the heart of a peaceful rural commune. Although in need of work to update it, this pretty stone property is full of character features and would make a lovely family home. On the ground floor there is a large reception room, a dining/ living room, separate kitchen and second living room/ office as well as a shower room with WC, utility area and useful storage room at the rear of the house. Upstairs is large master bedroom and 2 further good sized bedrooms with a spacious landing area and bathroom. Outside there is a good sized garden which is both private and enclosed, a swimming pool and terrace, both of which are south facing to make the most of the sun.

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

- Kitchen (9.68m²)
- Dining room (27.56m²) with character fireplace
- Living room (36.3m²) with front door to garden and staircase to first floor
- Shower room with shower, basin and WC
- Living/ garden room (11.83m²) with patio doors to garden and terrace
- Utility room (3.66m²)
- Storage room (7.18m²)

First Floor

- Bedroom 1 (24.84m²)
- Bedroom 2 (17.15m²)
- Bedroom 3 (10.82m²)
- Landing area (10m²)
- Bathroom (4.09m²) with bath, basin and WC

Outside

- Garden, terraced area
- Swimming pool (in need of new liner)
- Garage
- Well

Gas central heating, single glazing, septic tank (non-conforming)

ALL MEASUREMENTS ARE APPROXIMATE

LOCAL TAXES

Taxe foncière: 1086 EUR

NOTES

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