

OFFER ACCEPTED - 1955's detached house with 3 bedrooms, enclosed and wooded garden. 10mn from Montendre



INFORMATION

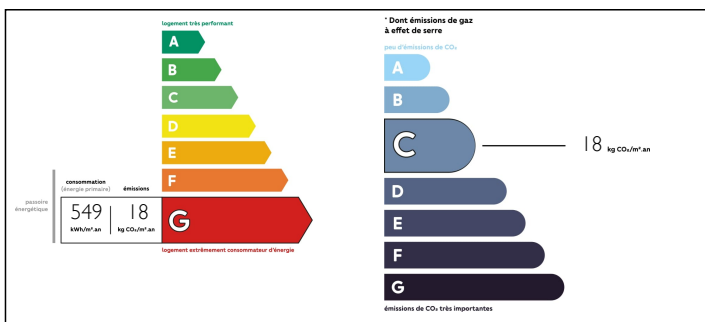
Town:	Vibrac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	1045 m2

IN BRIEF

Located 10 minutes from Montendre, this house from the 1950s offers you a haven of peace on a land of 1000m². The garden is fenced, wooded, south facing and offers you stunning views of the surroundings countryside. This house consists of 3 bedrooms, a bathroom, a separate toilet, a living room, a dining room, a kitchen and a utility room. Without forgetting the large conservatory of 40m². Works will be required. ENERGY AUDIT AVAILABLE



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

2 gates to enter the property giving you ample parking space.

You access the house via the 40m² conservatory leading to a 2m² entrance hall.

On the left, you will discover a 19m² dining room with a wood stove and large bay windows providing a beautiful light into the room, adjacent is a 9m² living room. In the continuity, 3 bedrooms of 11m², 9m² and 11m² respectively with laminate flooring.

A 5m² bathroom with 2 sinks and a shower

A separate WC

Accessible through the living room, a 7m² fitted kitchen and a 6m² utility room.

Land 1045m²

10 minutes from Montendre where you will find all the necessary shops, doctors, schools, a weekly market and much more. 50mn from Bordeaux and 15mn from Jonzac, a spa town.

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

NOTES