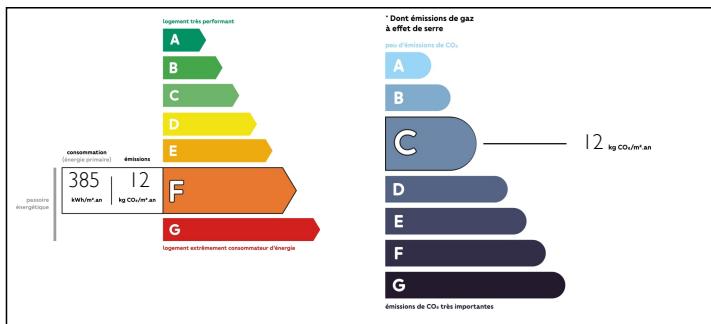


3 bedroom Charentaise house, 1.5 km from pretty village with amenities



ENERGY - DPE



INFORMATION

Town:	Léoville
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	1482 m ²

IN BRIEF

On the outskirts of the lively village of Leoville in the Charente Maritime, this Charentaise house sits on a peaceful rural plot with lovely views of the surrounding countryside. This is currently a single storey property with a large living room, kitchen, 3 bedrooms and shower room and separate WC. However there is a large attic space that could be converted to make a first floor and additional living space. Outside there is a pretty and fully enclosed garden with a garage and large garden building. Electric central heating and septic tank.

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

Entrance hall/ corridor - 33m2

Living/ dining room - 33m2

Kitchen - 14.28m2

Utility room - 8.8m2

Shower room - 7.83m2

WC

Bedroom 1 - 9.25m2

Bedroom 2 - 11m2

Bedroom 3 - 7.5m2

Outside

- Attached garage - 22m2

- Garden building

- Gated entrance

ALL MEASUREMENTS ARE APPROXIMATE

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

NOTES