

Beautiful 3-bedroom family house of 124m² + 70m² garage on land of 556m² with a heated swimming pool.



INFORMATION

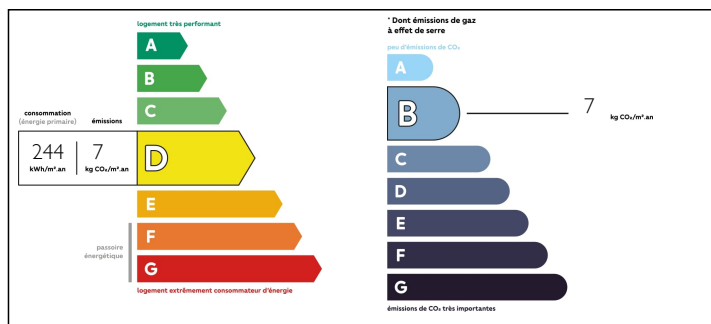
Town:	Le Thou
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	124 m ²
Plot Size:	556 m ²



IN BRIEF

19 km from Rochefort, in Le Thou, in a quiet area, this beautiful old house has been completely renovated, with a lovely garden and swimming pool,

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

Le Thou, this beautiful old house has been completely renovated, with a lovely garden and swimming pool (7x3.5) fed by rainwater and heated by a heat pump. New roof in September 2022.

This house has an entrance opening onto a 20m2 dining room, on the left a fully equipped and fitted kitchen (Schüller) and on the right a 20m2 living room, an office that can be used as a bedroom as well a bedroom with bathroom and 2 toilets complete the ground floor.

Installed double-glazed frames with tilt and turn windows.

The front door is classified as burglar-proof.

The house has electric shutters, heating supplied by electric radiators and underfloor heating in the living room.

Upstairs served by a staircase is an attic library room and a 30m2 master bedroom with adjoining shower room (shower, basin, separate WC),

This house has a 70m2 garage with mezzanine and 2 parking spaces. fibre internet access, an electric gate, plus 2 hot water tanks.

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

LOCAL TAXES

Taxe foncière: 1598 EUR

NOTES