

## 5 bedroom family home with 2 reception rooms and separate land



## INFORMATION

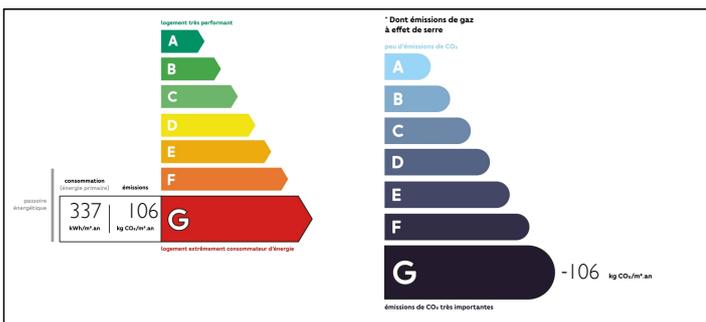
Town:	Landrais
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	3310 m2

## IN BRIEF

5 Bedroom family home set in a quiet hamlet a short distance (10 mins) from Surgere and 20 mins from Rochefort - New conforming fosse.



## 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

This house has masses of potential ... entry into the kitchen (18m<sup>2</sup>), to the right is the dining room (28.5m<sup>2</sup>) and the larger salon (30.8m<sup>2</sup>).

From the rear of the kitchen is the ground floor bedroom (20.52) which could easily become another salon or bureau.

Laundry room (13.5) Ground floor Wc and shower and a large storage room with the boiler for the house (oil fired)

On the first floor are 4 double bedrooms (12m<sup>2</sup>, 11.5m<sup>2</sup>, 14m<sup>2</sup>, 16m<sup>2</sup>) and a large attic space (48m<sup>2</sup> restricted head height)

To the front of the property is a small paved garden and to the rear is a garden which links via a lane to a larger plot of land (approx 2025m<sup>2</sup>)

Opposite the property is a garage for one car and off road parking for 2 cars

The house needs some refreshing, decoration but theres a lot of potential to create a great family home or a secure lock up and leave holiday cottage!

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

## NOTES