LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A20425EB17 Price: 299 999 EUR

agency fees included: 6 % TTC to be paid by the buyer (283 000 EUR without fees)

Beautiful detached character house with pool and stunning countryside views

EXCLUSIVE















INFORMATION

Town:	Messac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	2000 m2

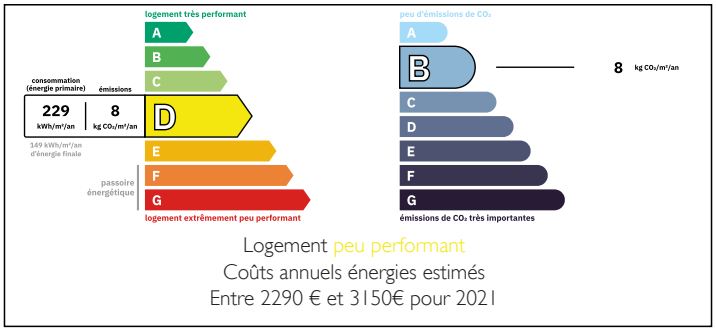
IN BRIEF

This beautifully renovated house is located on a fabulous rural plot surrounded by countryside whilst at the same time being less than 2km from the pretty commune of Leoville which has an épicerie, popular summer pop-up restaurant, school and post office.

On the ground floor there is a kitchen with beautiful feature fireplace, a sitting room, bedroom, shower room and laundry/ utility room. On the first floor are 2 further good sized bedrooms, a second shower room and cosy landing area currently used as a study.

Outside the mature gardens are fully enclosed and the swimming pool enjoys an elevated position to take in the surrounding countryside views. There is also a covered terrace with built in barbecue, ideal for outdoor entertaining.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2290 € et 3150€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **981 EUR**

NOTES

DESCRIPTION

Ground floor
- Entrance hall (7m2)
- Kitchen/ living / dining room (34m2)
- Living room (26m2)
- Bedroom 1 (10m2)
- Shower room (7m2)
- Laundry room (6m2)

First Floor
- Landing (7m2)
- Bedroom 2 (30m2)
- Bedroom 3 19m2)
- Shower room (7m2)

Outside
- Swimming pool
- Covered terrace area and barbecue
- Parking for several cars

** Available fully furnished**

* Heating - wood burners/ electric radiators
* Sewerage - septic tank
ALL MEASUREMENTS ARE APPROXIMATE

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