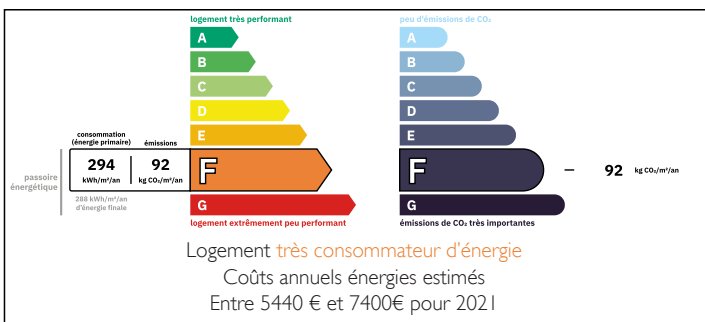


* Offer Accepted * Private and detached Charentaise house ; large rooms , 2 bedrooms and study , gardens .

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Louznac
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	136 m2
Plot Size:	1552 m2

IN BRIEF

Set in a village just 8km from the town of Matha with all commerces .

The house and grounds are completely private , with a large gated entrance .

South-facing the house overlooks the gardens and is bright and luminous inside .

Full of charm , the house benefits from original features with beamed high ceilings , exposed stone walls with stone original fireplaces which can be found in the kitchen , salon and both bedrooms .

All rooms are on the ground floor , with the option of conversion of 3 large rooms on the first floor .

A large independent barn plus smaller outbuildings give many options if needed .

Well tended and manageable gardens to the front and side of house .

The house is set just 8 km to a large supermarket and the town of Matha , with...

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

The house in more detail :

Gated entrance through large porch of 50m²

Ground floor :

Kitchen 35m² with fully fitted cupboards and original fireplace .

Salon 35m² with original fireplace .

Bedroom 1 : 23m² with original fireplace .

Bedroom 2 : 20m² with original fireplace .

Office currently used as bedroom 7m² .

Bathroom 5m² plus separate WC 2m²

Boiler room 6m²

Storage area 16m²

1st floor : 3 large rooms which could be transformed into bedrooms .

Attached barn 70m² plus detached barn of 62m² .

Other smaller dependances in garden .

LOCAL TAXES

Taxe foncière: 1012 EUR

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

NOTES