LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32450EB17 Price: 282 000 EUR

agency fees to be paid by the seller

Beautiful detached 3 bedroom, 3 bathroom character house set in peaceful rural location







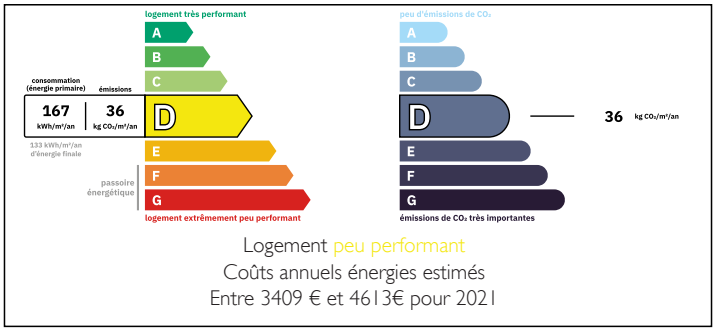








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3409 € et 4613€ pour 2021

INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	185 m2
Plot Size:	30980 m2

IN BRIEF

Nestled on the edge of a peaceful rural commune, this property has been stylishly renovated by the current owners to a high standard carefully preserving the original charm and character. In excellent condition throughout, the spacious and light filled rooms benefit from the house's sunny south-facing position.

There are 2 good size bedrooms, each with their own bathroom or shower room and a stunning master bedroom with attached dressing room and bathroom. A beautiful living room, kitchen, utility, library/snug and dining area make up the ground floor. On the first floor there is a large attic spanning the length of the house that could be converted. Outside there is an attached barn with cellar and 2 small garden buildings set amongst the 3.8h of private gardens and land.

The house is well located approximately 15 minutes

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.

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LOCAL TAXES

Taxe foncière:	**1400 EUR**

NOTES

DESCRIPTION

Ground floor
Entrance/ dining room - 28.5m2
Kitchen - 16.8m2
Utility - 15m2
Living room - 36.5m2
Library - 11m2
Bedroom 1 - 15.5m2
Shower room (shower, basin, WC) - 3.7m2
Bedroom 2 - 12.7m2
Bathroom (bath, basin, WC) - 6m2
Master bedroom with dressing room - 18m2
Bathroom (bath, basin, WC) - 10.5m2

1st floor
Attic (fully boarded/ insulated) - 85.5m2

Outside
Attached barn - 52m2

Heating - oil/ under floor heating/ open fireplace
Sewerage - septic tank
Fibre internet available

ALL MEASUREMENTS ARE APPROXIMATE

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

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