LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39000JHI17 Price: 134 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (123 762 EUR without fees)

Detached house with 3 bedrooms and 3 bathrooms , gardens and dependance. Calm & quiet location .Near to Matha.

EXCLUSIVE







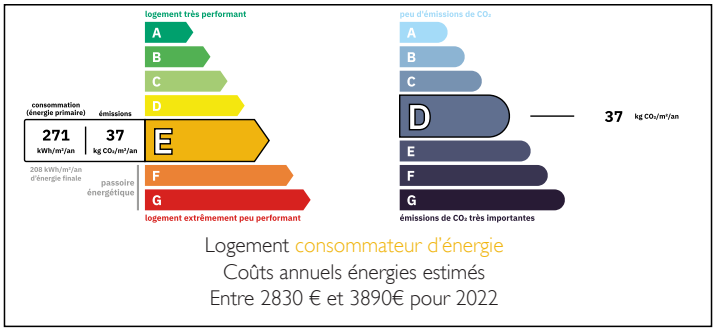








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2830 € et 3890€ pour 2022

INFORMATION

Town:	Saint-Ouen-la-Thène
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	600 m2

IN BRIEF

Exclusive to Leggett Immobilier :
Set in a calm and quiet hamlet and 3km to commerces .
Detached house with gardens and dependance to the rear .
The house has been well cared for by the current owners and offers double glazing , modern electrics and central heating .
House offers a large living room with a woodburner leading to a fitted kitchen with dining area .
A bathroom and laundry area leading to the boiler room and a workshop - which could be transformed to be a ground floor bedroom if required .
On the first floor 2 bedrooms and WC with hand basin .
Separate floor with a further bedroom with ensuite and dressing room , plus mezzanine storage area .
Outside a manageable garden with terrace , with a barn of 50m2 .
Fosse septic will need updating .

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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DESCRIPTION

House in more detail :
Living room : 30m2
Kitchen : 31m2
Shower room with WC : 3m2
Laundry : 7m2
Bathroom : 7m2
Boiler room : 12m2
Workshop : 15m2
Stair leading to first floor :
Bedroom 1 : 8m2 (11m2 under eaves)
Bedroom 2 : 10m2 (22 m2 under eaves)
WC .
Independent staircase leading to Bedroom 3 - 22m2 including ensuite shower room including WC and dressing room .
Mezzanine storage .

NOTES

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

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