LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39564EB17 Price: 249 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (234 850 EUR without fees)

Authentic Stone Property Offering Two Homes, 4 Bedrooms & Private Garden







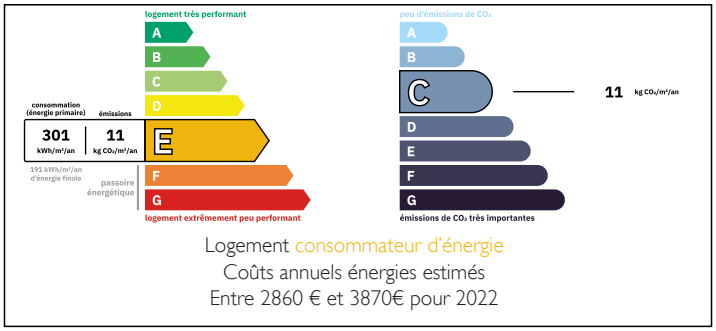








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2860 € et 3870€ pour 2022

INFORMATION

Town:	Messac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	2348 m2

IN BRIEF

This charming lot of 2 character properties is located in a peaceful rural spot, 20 minutes drive from the spa town of Jonzac in the southern Charente Maritime. Both properties are in excellent condition and offer several flexible living options or potential to set up a gite or B&B business with owners accommodation.

The main house has 2 bedrooms, one on the ground floor and one on the first floor converted attic with lovely views onto the surrounding countryside. The kitchen, cosy living/ dining room and shower room complete the set up. The second house, independent from the first, is also in excellent condition and comprises 2 a kitchen and living room on the ground floor and 2 bedrooms and shower room on the first floor. Outside there is a workshop, lovely covered dining area, wood store, garden shed...

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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NOTES

DESCRIPTION

House 1 - ground floor
- Living/ dining room, with chimney & log burner - 36m2
- Fully fitted kitchen with log burner - 21.5m2
- Shower room with WC - 6m2
- Bedroom - 20m2

First floor
- Bedroom 36m2

House 2 - ground floor
- Kitchen 15.3m2
- WC
- Wine store
- Living room - 26m2

First floor
- Bedroom - 23m2
- Bedroom - 12.5m2
- Shower room with WC - 10m2

Outside
- Workshop/ barn - 34m2
- Wood store
- Small garden building

* Heating - wood-burners
* 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