LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44250CPI17 Price: 213 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Detached 4 bedroom traditional house in the heart of a village with a garden and pool.















INFORMATION

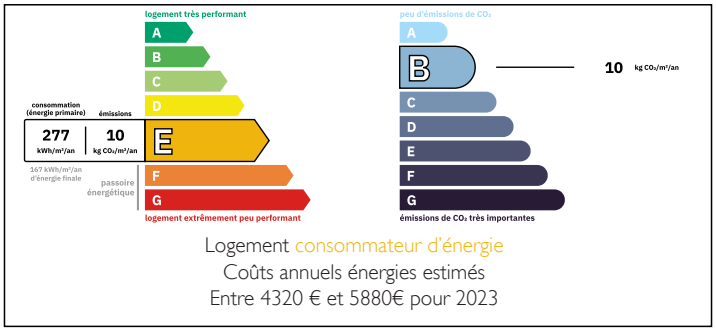
Town:	Paillé
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1056 m2

IN BRIEF

This is a pretty stone house at the edge of the popular village of Paille, just minutes from Aulnay with its shops, weekly market and supermarket, and just 15 minutes from the popular market and future thermal spa town of St Jean D'Angely. Here you will find a hospital, schools, supermarkets and restuarants and bars.

The house has been carefully developed by the current owners to create a lovely family home or a holiday home, perfect for a large or extended family. It benefits from a practical ground floor bedroom with its own shower room. A large living room leads from the entrance hall. The kitchen has been finished to a high standard and provides space for a big dining table. There is a further shower room, WC, and access to the garden. ...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4320 € et 5880€ pour 2023

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:	**1165 EUR**
Taxe habitation:	**992 EUR**

NOTES

DESCRIPTION

The house has electric heating and a septic tank. It is partially double-glazed.

In more detail:

Ground floor
ENTRANCE HALL
LIVING ROOM
KITCHEN / DINING ROOM
SHOWER with WC
BEDROOM 1 with EN-SUITE SHOWER ROOM
UTILITY ROOM (access to garage/workshop)

First floor
BEDROOM 2
BEDROOM 3
BEDROOM 4
LOFT AREA
BATHROOM
WC

Externally
Front of house - private drive, wood shed, well, and watering system
Back of house - established garden with fruit trees, dining terrace
Pool 10 x 5m, heated, sand filter, electric security cover
Garage (configured as a workshop) with double doors to the road.

All mesurements are approximate

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