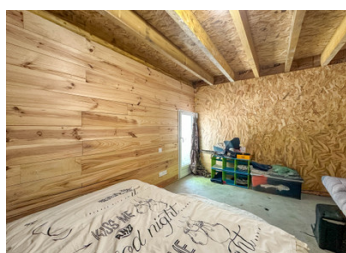
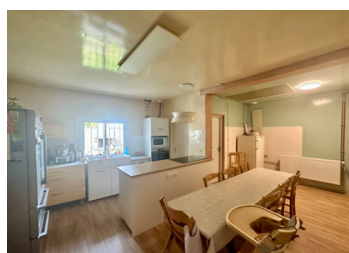


Charentaise house offering 6 bedrooms , heated swimming pool ,Solar panels , B rating DPE Nr Cognac .



INFORMATION

Town:	Le Seure
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	2061 m2



IN BRIEF

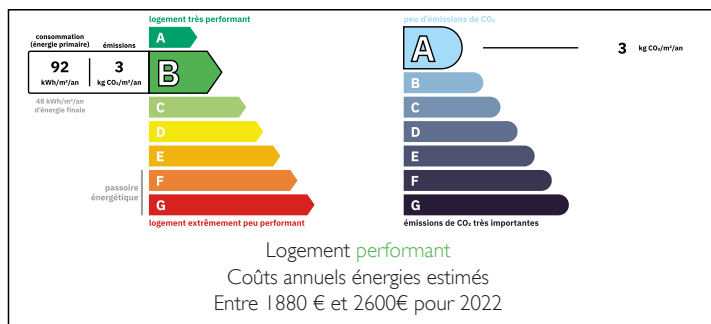
Charentaise property which has had a recent large renovation with finishing work needed to complete . Summary of works completed by artisan and covered by the remaining of the 10 year guarantee : The roof of the main house has been replaced , new double glazing , new heat pump for the heating , insulation , electrical updates , heated swimming pool and installation of solar panels .

Set in a hamlet between Cognac and Matha , the property offers the traditional 2 reception rooms with a kitchen to the rear - offering wheelchair access with an adapted ground floor bedroom and bathroom .

On the first floor 5 smaller bedrooms with a shower room .

Exterior - a garage plus a large workshop , gardens and heated swimming pool .

ENERGY - DPE



The property is close to the town of Matha...

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

Spacious house comprising on the ground floor: an entrance hall of 13 m², a living room of 33 m², a dining room of 36 m² with fireplace, a fitted and equipped kitchen of 24 m², a WC, a utility/boiler room of 12.50 m², a shower room with WC of 4 m², and a bedroom of 16 m².

On the first floor: a landing of 12 m², a hallway with cupboard of 8 m², five bedrooms (10.50 m², 9 m², 9.40 m², 12 m² and 11.70 m²), and a shower room with WC of 4.30 m².

The property also benefits from a workshop with an upper floor over the entire surface area, a garage with mezzanine storage of 26.50 m², and a well.

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

LOCAL TAXES

Taxe foncière: 750 EUR

NOTES