

Charming village house with large sitting room, eat-in kitchen, 3 bedrooms, 2 bathrooms, garage and garden



INFORMATION

Town:	Bresdon
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	144 m2
Plot Size:	497 m2



IN BRIEF

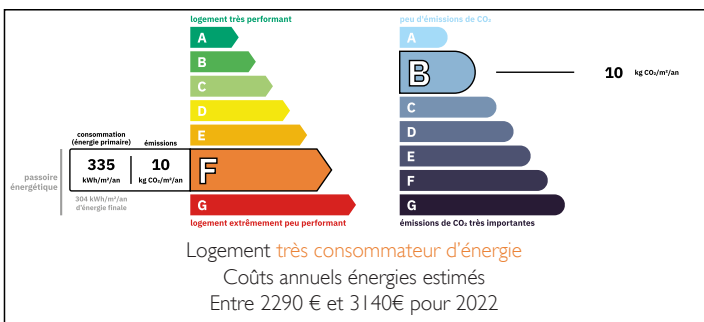
The property is accessed through double gates into the private garden, where there is space for two cars as well as access to the garage. A terrace spans the front of the property and is bathed in sunlight throughout the day.

The large sitting room has two windows overlooking the front garden but also benefits from a log burner for cooler evenings. The fully fitted kitchen has a regular stove as well as a traditional range which can be used for cooking or supplementary heating when required. There is also a double bedroom with ensuite bathroom and separate WC on this floor.

From the kitchen, the staircase leads to the recently converted first floor, where you will find two large double bedrooms, a new shower room and a large landing area which can be used as a study/workspace.

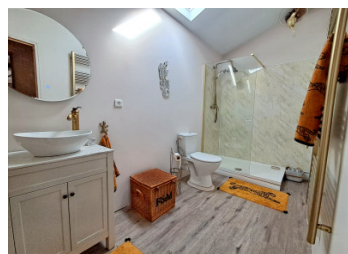
Property is situated...

ENERGY - DPE



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

The house in more detail

Ground floor

Sitting room 31 m² with two windows and log burner

Kitchen 16 m² with range cooker

Bedroom 1 16 m² with window to garden

Bathroom 4.5m² with bath

Separate WC

First floor

Landing 15m²

Bedroom 2 27.75 m²

Bedroom 3 22.82 m²

Shower room 6.20 m²

Garage 46 m²

Garden 497 m²

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

LOCAL TAXES

Taxe foncière: **530 EUR**

Taxe habitation: **462 EUR**

NOTES