LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45552ADS17 Price: 149 500 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 156 EUR without fees)

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

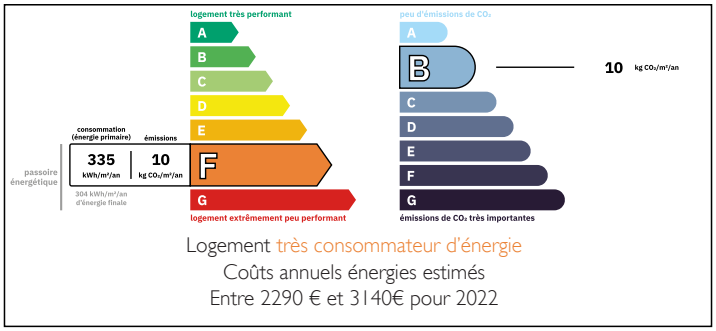
The property is accessed through double gates into the private garden, where there is space for two cars as well as access to the garage. A terrace spans the front of the property and is bathed in sunlight throughout the day.

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



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2290 € et 3140€ pour 2022

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:	**530 EUR**
Taxe habitation:	**462 EUR**

NOTES

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