LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45586CPI17 Price: 278 200 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Pretty south facing house with gite, double garage and gardens just minutes to St Jean D'Angely















INFORMATION

Town:	Varaize
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	1414 m2

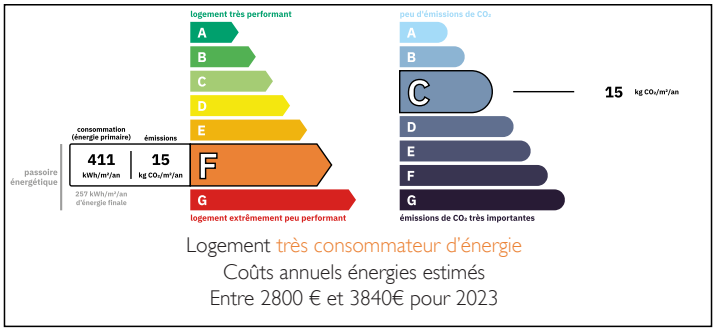
IN BRIEF

The house is set in a hamlet just 7 km from the popular market town of St Jean D'Angely. The property features a main house with a well-equipped kitchen, utility room, WC and large living room with a wood burner. On the first floor, you find a double aspect master bedroom, a second bedroom and a further study/guest room. There is a family bathroom and a separate WC.

The gite has a large living room with an open-plan galley kitchen and utility room. On the first floor, there is a further bedroom with a dressing room or study. There is also a shower room with a WC.

There is a double garage with electricity. The garden is secluded and has many well-established plants and trees.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2800 € et 3840€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

The fosse was replaced in 2019. The house is south-facing. It is fully double-glazed with electric heating and a wood burner. The gite also benefits from a wood burner and underfloor heating on the ground floor.

In more detail

Main house
Ground floor:
KITCHEN
UTILITY
WC
LIVING ROOM (26m2)

First floor:
BEDROOM 1
BATHROOM
BEDROOM 2
STUDY / DRESSING ROOM
WC

Gite
Ground floor:
LIVING ROOM (36m2)
KITCHEN
UTILITY ROOM with WC

First floor:
BEDROOM
DRESSING ROOM
BATHROOM

GARAGE
GARDENS

All measurements are approximate

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