

Stone built semi detached part renovated cottage.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Vibrac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	173 m2
Plot Size:	1079 m2

IN BRIEF

This Charentais style stone semi-detached house is roughly halfway through its renovation. The renovation has maintained many of its original features including exposed stone walls, original fireplaces and beautiful beams. The two bathrooms and kitchen are top quality and almost finished. There are new double-glazed windows throughout. A newly installed fosse septique conforms to current regulations. Outside there is a covered patio, mature hedge and a stone wall. Set in a lovely quiet commune there is a unique opportunity to finish this property and create a comfortable family home.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The front door opens into

Kitchen $5.7 \times 5.4 = 31\text{m}^2$

With modern fitted units, fitted oven, hob with extractor fan over, sink, dishwasher and fridge/freezer. An original fireplace and two windows.

Dining room $4.1 \times 6.2 = 25\text{m}^2$

With a second original fireplace. There is a room off the dining room with a WC, hand basin and washing machine.

Lounge $7.6 \times 5.3 = 40\text{m}^2$

With patio doors, electric shutter, Velux and feature beam. There is a temporary staircase with access to the first floor.

Upstairs

Bedroom 1 $6.3 \times 4.5 = 28\text{m}^2$

With exposed stone walls and beams a Velux and window.

Ensuite $1.4 \times 2.1 = 3\text{m}^2$

Wet room style shower, basin and WC.

Bedroom 2 $5.5 \times 5.3 = 29\text{m}^2$

With a pitched ceiling that is not full height throughout makes a spacious room. Two windows and exposed beam.

Bedroom 3 $3.6 \times 5.6 = 20\text{m}^2$

Has a tall window and houses the water heater in the corner.

Bathroom $2.4 \times 2.3 = 5\text{m}^2$

With bath, wet room style shower, basin and WC.

Outside the garden is spacious but easy to maintain with mature hedging and is enclosed on one side by a stone wall. There is a partly built garage. The commune is set in the heart of the Charentaise countryside but has easy access to towns like Jonzac, Montendre and Barbezieux. The cities of Bordeaux, Cognac and Saintes are within an hours drive. Waiting to be explored are the tourist hot spots of Blaye, Royan and Aubeterre.