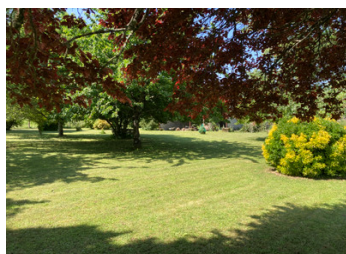


Country house on one level - 3 bedrooms - Large outbuildings - Hangar - Mature garden. 10 mn from Jonzac



INFORMATION

Town:	Fontaines-d'Ozillac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	6132 m2

IN BRIEF

Located in the south of Charente Maritime, 10 minutes from Jonzac, this single storey property offers you a beautiful living space and 6000m² of enclosed land with large outbuildings.

This house is made up of 3 bedrooms, a bathroom, a separate toilet, and a large living room with kitchen, living room and dining room.

The attic offers you the possibility of expanding the living space.

Adjoining the house is a cellar and a chai.

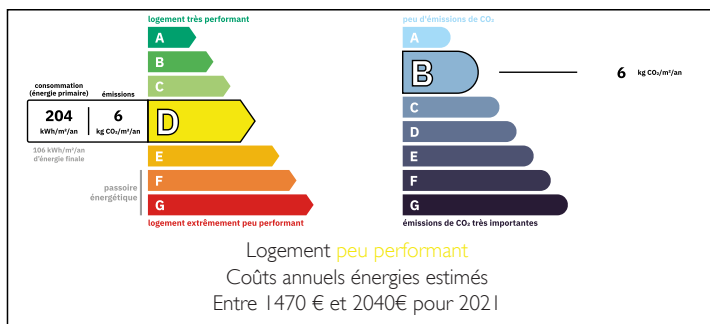
Large fenced and mature garden with outbuildings, separated from the house by a tarmac country road. Vegetable garden

Shed

Outbuildings, one of which could be a garage

Lean-to

ENERGY - DPE



10 minutes from Jonzac, 15 minutes from

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

MORE PHOTOS AND FLOOR PLAN AVAILABLE UPON REQUEST

Entrance hall - 13m²

Living area combining kitchen, dining room and living room 39m² - with a wood stove

Bedroom 1 - 17m²

Bedroom 2 - 16m²

Bedroom 3 - 15m²

Bathroom - 3m²

WC - 2m²

Cellar - 21m²

Chai - 31m²

Outside, the following outbuildings are all adjoining:

Lean-to 15m²

Outbuilding that can be used as a garage 56m²

Small outbuilding accessible by the garage - 35m²

Workshop 23m²

Barn 58m²

Chicken coop 36m²

Independent hangar of 116m²

TECHNICAL INFORMATION

Wooden frames with overglazing

Heating: wood stove in the living room and electric convactor in the bedrooms

Fiber available

Septik tank not compliant

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

LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

NOTES