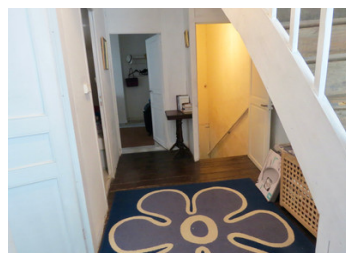
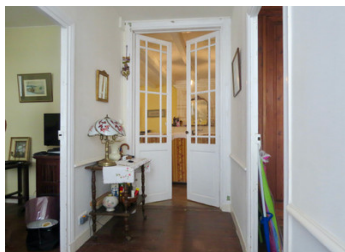


Charentaise 2 bedroomed town house with potential to extend, situated in the historic town of Taillebourg.



## INFORMATION

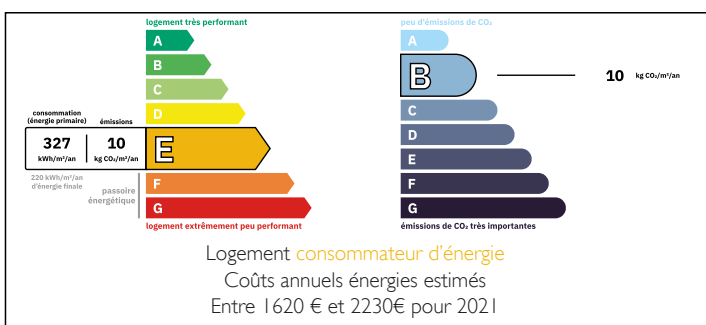
|             |                   |
|-------------|-------------------|
| Town:       | Taillebourg       |
| Department: | Charente-Maritime |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 115 m2            |
| Plot Size:  | 0 m2              |



## IN BRIEF

Charentaise 2 bedroomed town house situated in the heart of the village. The house has retained many original features, beamed ceilings and original wooden floors. There is potential to extend the house to create more bedrooms in the attic area. The house has a boulangerie and a shop on its doorstep, and the Charente river is a 2-minute walk. There are 3 restaurants in the village, 2 of which are seasonal. There is also a pharmacy and a doctors' surgery. The house is within 5 minutes drive to the pretty town of St Savinien, where you can find all amenities and within 15 minutes drive to the Roman city of Saintes. La Rochelle airport is 57 minutes drive and Bordeaux airport is one hour and twenty minutes drive.

## 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.



## LOCAL TAXES

**Taxe foncière: 543 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house in more detail:-

Entrance hall - 6m2 with wooden floor.

Sitting room- 13m2 Glazed door, wood floor, marble fireplace, in built cupboard and corner cupboard. PVC double-glazed window.

Office - 7m2 with wood floor, large built in floor to ceiling cupboard, charentaise stone wall and PVC double-glazed window.

Double-glazed wooden doors to

Kitchen/salon - 30m2 with wood floor, kitchen units with sink, charentaise fireplace with a wood burner, beamed ceiling, electric radiator and PVC double glazed window.

WC-2M2 with WC and wash hand basin

Cellar- 56m2 with concrete floor

Stairs to first floor

Landing 10m2 with wood floor, beamed ceiling and PVC double-glazed window.

Bedroom 1- 22m2 with wood floor and PVC double-glazed window.

Bedroom 2 -21m2 with wood floor, fireplace and 2 PVC double-glazed windows.

Bathroom - 4m2 with tiled floor, bath with over bath shower, WC and wash hand basin.

Stairs to second floor

Attic- 60m2 with wood floor and insulated roof. PVC double-glazed windows and 2 velux windows in the roof to allow lots of light.

Heating via wood burner and electric radiators.

Mains drainage

All measurements are approximate

-----

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