



Ref: A28960PBE17 Price: 160 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (148 300 EUR without fees)

#### Maison de Maitre, maintaining its original character, outbuildings and enclosed garden



# INFORMATION

Town: Villiers-Couture

Department: Charente-Maritime

Bed: 6

Bath:

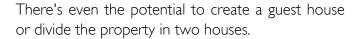
Floor: 259 m2 Plot Size: 802 m2





### IN BRIEF

This Maison de Maitre is surprisingly big and well maintained by the current owners, maintaining it's character. It would suit well as a large family holiday home or as a main home for a big family.



There are several outbuildings and an easy to maintain, enclosed garden.

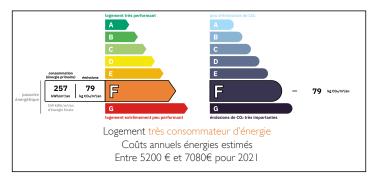








**ENERGY - DPE** 



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.





Ref: A28960PBE17 Price: 160 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (148 300 EUR without fees)







## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

# **NOTES**

### DESCRIPTION

The property in further detail:

#### **GROUND FLOOR:**

Entrance hall ( $16~\text{m}^2$ ) with flagstone floor, original wooden staircase and toilet

Dining room (32 m²) with modern kitchen and a fireplace

Living room (32 m²) with parquets floors and fireplace

Downstairs bedroom (11,5 m<sup>2</sup>)

Office (8 m<sup>2</sup>), currently used as downstairs bedroom Bathroom (7 m<sup>2</sup>)

Separate toilet

Workshop (20 m<sup>2</sup>)

Véranda with heating boiler

#### FIRST FLOOR:

Landing (16 m<sup>2</sup>)

Three bedrooms (32, 10 and 10 m<sup>2</sup>)

#### SECOND FLOOR:

Landing (16 m<sup>2</sup>)

Bedroom (32 m<sup>2</sup>)

Attic space (32 m<sup>2</sup>)

Lovely parquet floors in most rooms.

#### **OUTBUILDINGS:**

Garages (approximately 50 m²) formerly a house, but currently used for storage

Barns (approximately 100 m<sup>2</sup>), currently used as cellar, wood storage and to park the car.

Outside toilet and shower room to refresh.

#### **GARDEN**

In front of the property lies an easy to maintain enclosed garden.

More pictures and information available upon request.