

Beautiful renovation 15mn from Jonzac with 3 bedrooms, garden and terrace in a quiet hamlet. A must-see!



## INFORMATION

Town:	Vanzac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	1432 m2



## IN BRIEF

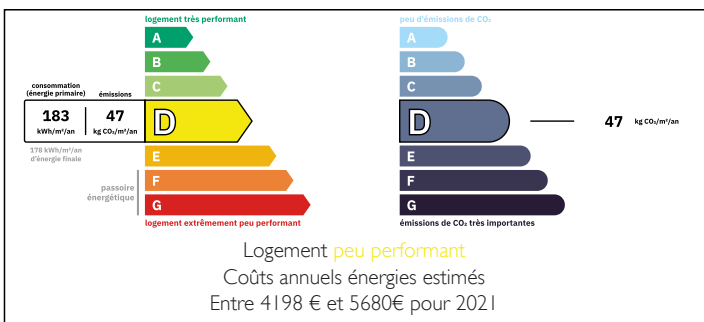
The property is located in a quiet hamlet with a charming artisanal bakery just a short walk away and just 15 minutes from the spa town of Jonzac & 1 hour from Bordeaux. This property has been tastefully renovated to offer a comfortable and open-plan living space over 172m<sup>2</sup>. Exposed beams, terracotta floor tiles, and stone walls create a warm and welcoming atmosphere.

On the ground floor, a large, open-plan living room of 70m<sup>2</sup> combining the living room, dining room, and kitchen is designed to provide a pleasant fluidity. The multiple windows and French doors on the front of the property provide natural light.

You will also find on the ground floor a toilet, a shower room, and a boiler/laundry room.

Upstairs, there are three bedrooms, including a master suite with a shower room, a separate toilet, and a large landing...

## 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.



## DESCRIPTION

Outside, there is a terrace with a garden where you can install a swimming pool. All on a land of 1,432m<sup>2</sup>.

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailed information about the property.

Additional photos are available as well as the floor plan upon request.

## LOCAL TAXES

Taxe foncière: **851 EUR**

## TECHNICAL INFORMATION

Double glazing

Central heating and hot water: gas boiler

Complete renovation in 2017

Compliant septic tank

Pool can be installed

Fiber available

Energy efficiency rating D

## NOTES

### ON THE GROUND FLOOR

Kitchen - 12m<sup>2</sup>

Dining room - 26m<sup>2</sup>

Living room - 15m<sup>2</sup>

Relaxation area - 14m<sup>2</sup>

Lean-to in front of the house - 12m<sup>2</sup>

WC - 1.5m<sup>2</sup>

Shower room - 8m<sup>2</sup> with large Italian shower and sink

Boiler room/Laundry room - 15m<sup>2</sup>

Terrace - 25m<sup>2</sup> with covered area of 13m<sup>2</sup>

### FIRST FLOOR