

Girondine 4 bedrooms 7 possible, barn 200m², on 1ha 7. 15 min from Coutras train station 50min from Bordeaux



INFORMATION

Town:	Cercoux
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	134 m ²
Plot Size:	17000 m ²



IN BRIEF

In the heart of a forested hamlet, near Coutras, beautiful Gironde house, suitable for a family on the ground floor.

Barn of over 200m², almost 1ha 7 of land and woods.

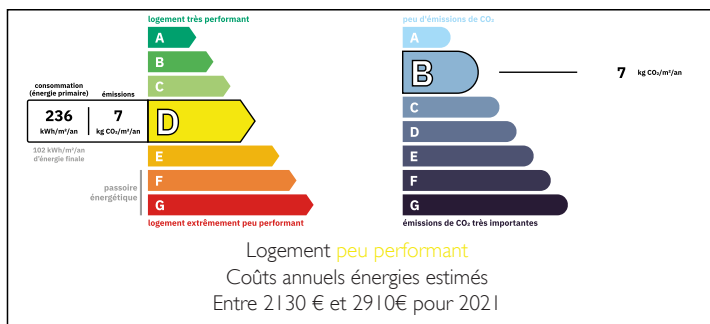
Ground floor 134 m²

First floor for conversion 53 m² + 32m² attic

Roof and wall insulation

Individual sanitation not compliant

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

Surface areas

Ground floor :

10.50m² kitchen

Living room 22.92m²

Living room 26.36m²

Bedroom 1: 27.34m²

Bedroom 2: 11.27m²

Corridor : 10.44m²

Bedroom 3: 10.37m² (10.37m²)

Bedroom 4: 25.38m² (25.38m²)

Bathroom and shower: 7.41

Separate toilet

First floor to be converted, pvc double-glazed frames

13.96m² Corridor

Bedroom 1: 11.92m²

Bedroom 2 : 12.20m²

Bedroom 3: 15.29m²

Attic space 32.20m²

Outbuildings 200m² barns

1 well

Wooded grounds, eucalyptus, chamaerops, prunus ...

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

LOCAL TAXES

Taxe foncière: **880 EUR**

Taxe habitation: **EUR**

NOTES