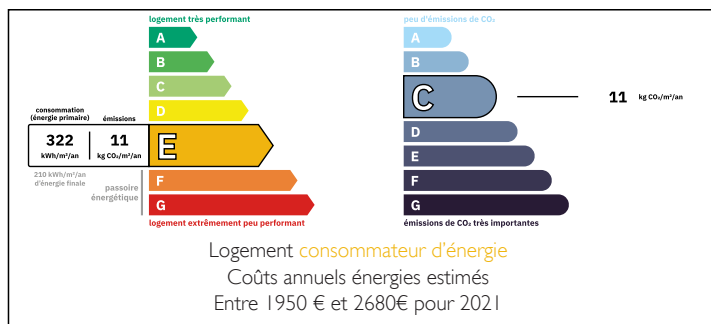


***OFFER ACCEPTED *Detached 3 bedroom , 2 bathroom house in village with commerces . Garden & garage .**

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Asnières-la-Giraud
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	127 m ²
Plot Size:	577 m ²

IN BRIEF

Set in the popular large village of Asnières-la-Giraud , with commerces and restaurant within 200m .

The large town of Saint Jean d'Angely is only 7km away with the renowned market , bars , restaurants , museum, and commerces .

Set back on a quiet road , this ia an easy to manage detached house in good condition, full of light and character .

Offering 2 large reception rooms plus kitchen and bathroom on the ground floor plus 3 bedrooms and a shower room with WC on the first floor .

Large welcoming lounge with original fireplace and beamed ceilings .

Fully fitted kitchen with large sliding french doors opening to garden .

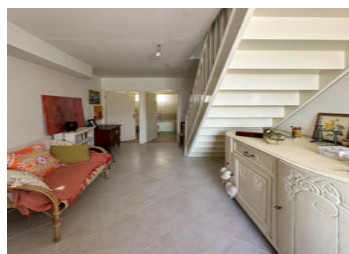
Enclosed manageable garden with garage .

Double glazed , mains drains and fibre internet .

Modern wood pellet burner in lounge with a woodburning stove in the dining room...

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

The house in more detail :

Ground Floor :

Entrance : 13m² with staircase .

Salon : 31m² with original fireplace .

Dining room : 20m² with original fireplace .

Kitchen : 14m² - Fully fitted with large sliding glass doors to garden .

Bathroom with separate WC : 6m²

First Floor :

Hallway leading to

Bedroom 1 : 20m²

Shower room and WC : 3m²

Bedroom 2 : 11m²

Bedroom 3 : 9m²

Dressing area with sliding wardrobes . : 5m²

Exterior : Garage 22m²

Enclosed garden .

LOCAL TAXES

Taxe habitation: EUR

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

NOTES