

Detached house on one level . 4 bedrooms & 2 bathrooms . Garden & pool . 10km to Saint Jean D'Angely .

EXCLUSIVE



## INFORMATION

Town:	Varaize
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	547 m2

## IN BRIEF

Set in the centre of a large village with a boulangerie at just a 5 minute walk, this is a lovely house set over 1 level with a pretty manageable garden and in-ground pool.

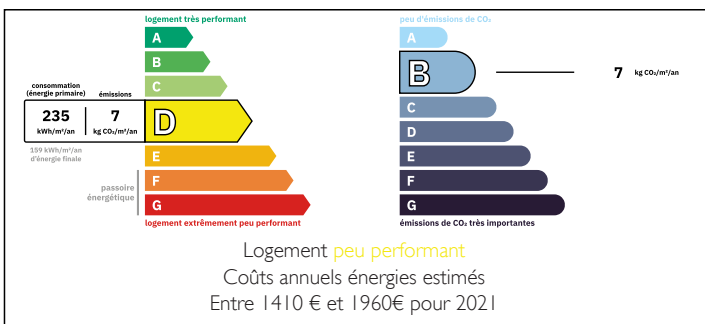
The house offers a large living room opening to the kitchen , a master bedroom with french doors opening to the gardens, completed by private bathroom .

3 further bedrooms and bathroom complete the house which all overlook the private rear garden . Loft space could be converted subject to permissions .

A compact and manageable garden plus in ground swimming pool ( needing verification and possible updating )

The house has double glazing , fibre internet and recent electrics .

## ENERGY - DPE



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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 :

Entrance : 10m<sup>2</sup>

Living room : 32m<sup>2</sup> with open kitchen 13m<sup>2</sup> .  
French doors to gardens .

Master bedroom : 18m<sup>2</sup> including ensuite  
shower-room .

Bedroom 2 : 11m<sup>2</sup>

Bedroom 3 : 8,5m<sup>2</sup>

Bedroom 4 : 8,5m<sup>2</sup>

Bathroom 5m<sup>2</sup> with separate WC .

Garden and Pool to the rear of the property .

Garage : 43m<sup>2</sup>

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES