

## Charming 3 bed house with private garden in the heart of popular Gironde estuary town



## INFORMATION

Town:	Mortagne-sur-Gironde
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

## IN BRIEF

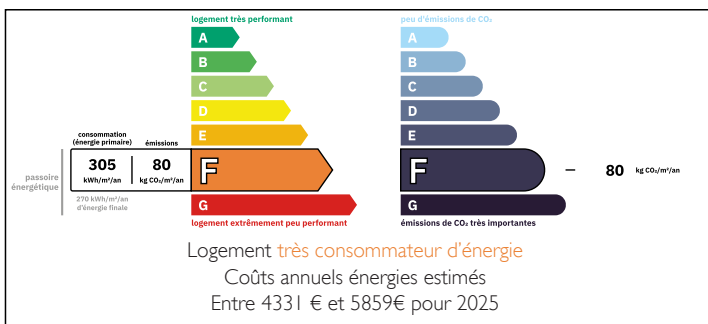
This beautiful 3 bed character house is tucked away in a peaceful corner of the popular town of Mortagne sur Gironde and is within walking distance of all its amenities.

Beautifully renovated throughout, on the ground floor there is great open plan kitchen and dining room, a double height living room and bedroom with attached shower room. On the first floor are 2 further good sized bedrooms and bathroom. Attached to the main house is a further undeveloped room which could be converted to create more living space.

Outside the pretty garden is fully enclosed and has a charming covered eating area and a small outbuilding for storing garden tools and wood.

The house is well situated 35 minutes from the Atlantic coast, 1hr from La Rochelle and 1h15 from

## 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

### Ground Floor

- Kitchen/ dining room - 33m<sup>2</sup>
- Living room - 21m<sup>2</sup>
- Bedroom with attached shower room and WC - 9.20m<sup>2</sup>
- Small utility/ boiler room

### First floor

- Bedroom 2 - 16.20m<sup>2</sup>
- Bedroom 3 - 17m<sup>2</sup>
- Bathroom with WC - 6m<sup>2</sup>

### Outside

- Attached/ undeveloped room - 35m<sup>2</sup> approx
- Covered eating area
- Independent wood shed
- Well

\*Heating - oil/ hot water via electric

\* Mains drainage

\* Double glazed throughout

## LOCAL TAXES

**Taxe foncière: 937 EUR**

**Taxe habitation: EUR**

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

## NOTES