

OFFER ACCEPTED Character property with its outbuildings in a peaceful hamlet 10mn from Jonzac

EXCLUSIVE



INFORMATION

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|-------------|-------------------------|
| Town: | Saint-Germain-de-Vibrac |
| Department: | Charente-Maritime |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 187 m2 |
| Plot Size: | 3213 m2 |

IN BRIEF

This charming stone Charentaise property dating back to 1900s, is located in the southern Charente-Maritime region in the small hamlet of Saint Germain de Vibrac. The setting is peaceful and surrounded by greenery.

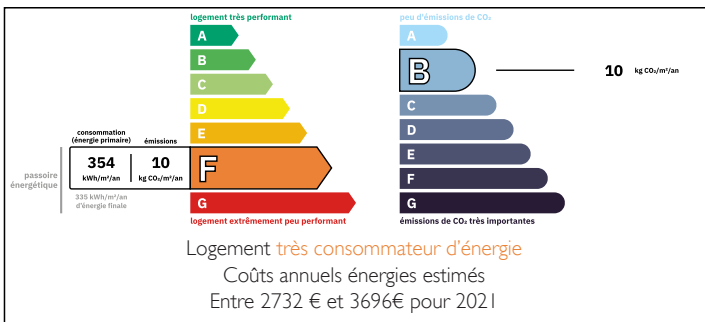
You will discover the old-world charm in this property with its rubble stone walls, terracotta tiles and parquet floors, exposed beams, and three stone fireplaces.

The ground floor comprises a living room, a dining room, a sitting room, a kitchen and utility room, a toilet, and a conservatory. Upstairs are three bedrooms, a shower room, a convertible attic, and heavens.

Adjoining the house are numerous outbuildings : a garage, a former wine cellar, a large carport, a woodshed, and other open-plan outbuildings.

Despite the necessary refreshments and some works required, this is a wonderful opportunity to breathe new life into this property. Please note that the roof

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

MORE PHOTOS AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Energy rating F

Fiber available

Linky (automatic electricity meter reading)

Double glazing only in the living room

Wood heating system: 3 fireplaces on the ground floor

Individual septic tank non-compliant

GROUND FLOOR

Entrance hall with an old stone sink - 15m², terracotta floor

Living room - 37m² - tiled floor - open fireplace

Dining room - 37m² - parquet floor - open fireplace

Sitting/Living room - 21m² - tiled floor - fireplace with insert

Conservatory - 12m²

Kitchen - 11m² - tiled floor

Utility room - 5m² - tiled floor

WC - 1.5m²

FIRST FLOOR

Landing - 14m²

Bathroom with shower, bidet, and sink - 3.5m²

Bedroom 1 - 14m²

Bedroom 2 - 14m²

Bedroom 3 - 14m²

Attic - 37m²

OUTBUILDINGS

Garage - 24m²

Former wine storehouse - 46m²

Large carport - 55m²

Woodshed - 49m²

Open outbuilding - 66m² adjoining another open outbuilding (24m²) with a 24m² mezzanine.

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

LOCAL TAXES

Taxe foncière: **643 EUR**

Taxe habitation: **EUR**

NOTES