

Ref: A38968ELM17

Price: 299 000 EUR

agency fees to be paid by the seller

10mn from Jonzac charming 17th century Charentaise - 4 bedrooms - Double garage-terrace - Landscaped garden



# INFORMATION

Town: Saint-Germain-de-Vibrac

Department: Charente-Maritime

Bed: 4

Bath: 2

Floor: 179 m2
Plot Size: 4451 m2













## IN BRIEF

This charming Charentaise property, located in a small hamlet in the south of Charente-Maritime, offers an intimate and cozy living space with beautiful views of the surrounding countryside and its vineyards. Ideal for family or holiday home.

On the ground floor, the living space is open, allowing a pleasant flow between the fitted kitchen, the dining room, and the living room. The ground floor also includes two bedrooms, a bathroom, and a shower room, a utility room with a toilet and a boiler room.

Upstairs, there are two additional bedrooms and a room that could be used as a spare bedroom, a dressing room, or an office. A convertible attic completes this floor.

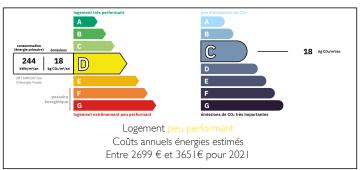
Outside, there is a beautiful landscaped courtyard, a well, a double garage with electric doors, a terrace with a pergola, a barbecue and a fountain.

The garden is...

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.

# ENERGY - DPE



International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A38968ELM17

Price: 299 000 EUR

agency fees to be paid by the seller





# LOCAL TAXES

Taxe foncière: 1154 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

MORE PHOTOS AND FLOOR PLAN ON REQUEST

## TECHNICAL INFORMATION

DPE (Energy Performance Certificate) D

Oil-fired central heating on the ground floor and 2 wood-burning stoves

Double glazing and wooden shutters

Septic tank - non compliant

Extractor fans

Well at the front of the property

Fiber optic available

Linky

## PROPERTY - GROUND FLOOOR

Fitted kitchen - 19m<sup>2</sup>

Dining room - 24m<sup>2</sup> with tiled wood-burning stove

Living room - 28m<sup>2</sup> with wood-burning stove

Utility with WC and laundry room - 22m<sup>2</sup>

Boiler room - 40m<sup>2</sup> - can be converted into an

additional living space

Bedroom I - I4m<sup>2</sup>

Bedroom 2 - 22m<sup>2</sup>

Bathroom - 5m<sup>2</sup>: bathtub, sink

Shower room - 5m<sup>2</sup>: shower, sink, and WC

## PROPERTY - FIRST FLOOR

Bedroom 3 - 27m<sup>2</sup>

Room - 17m<sup>2</sup> : spare bedroom, dressing, office,

games room...

Bedroom 4 - 19m<sup>2</sup> which connects to a 50m<sup>2</sup> attic

which can be converted

## **OUTSIDE**

Double garage - 40m<sup>2</sup>

Terrace - 66m² with pergola, BBQ area, and fountain Large garden with mature trees and many fruits trees - partially fenced

\_\_\_\_\_

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