

Detached house with 3 bedrooms and 3 bathrooms , gardens and dependance. Calm & quiet location .Near to Matha.

EXCLUSIVE



INFORMATION

Town:	Saint-Ouen-la-Thène
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	600 m2

IN BRIEF

Exclusive to Leggett Immobilier :

Set in a calm and quiet hamlet and 3km to commerces .

Detached house with gardens and dependance to the rear .

The house has been well cared for by the current owners and offers double glazing , modern electrics and central heating .

House offers a large living room with a woodburner leading to a fitted kitchen with dining area .

A bathroom and laundry area leading to the boiler room and a workshop - which could be transformed to be a ground floor bedroom if required .

On the first floor 2 bedrooms and WC with hand basin .

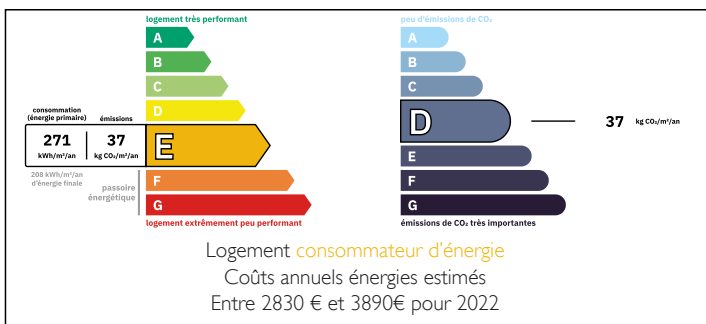
Separate floor with a further bedroom with ensuite and dressing room , plus mezzanine storage area .

Outside a manageable garden with terrace , with a barn of 50m2 .

Fosse septic will need updating .



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

House in more detail :

Living room : 30m2

Kitchen : 31m2

Shower room with WC : 3m2

Laundry : 7m2

Bathroom : 7m2

Boiler room : 12m2

Workshop : 15m2

Stair leading to first floor :

Bedroom 1 : 8m2 (11m2 under eaves)

Bedroom 2 : 10m2 (22 m2 under eaves)

WC .

Independent staircase leading to Bedroom 3 - 22m2 including ensuite shower room including WC and dressing room .

Mezzanine storage .

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