

Ref: A39176|H117 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Detached stone house with heated pool & gardens . 5 bedrooms 2 bathrooms . Close to St Jean D'Angely & Matha



INFORMATION

Town: Aumagne

Department: Charente-Maritime

Bed: 5

Bath: 2

Floor: 245 m2 Plot Size: 4200 m2





IN BRIEF

Set in a hamlet with 2 chateaux, the house has a privileged position!

The detached house sits in a good size plot with park garden , established trees and a heated pool ($10m \times 5m$) which has a new liner .

A traditional property with original features - fireplaces, exposed stone walls and beams .

South facing , the house is full of light and remains cool in the hot weather due to the stone walls .

Double glazed french doors open from all reception rooms to the gardens and pool area .

 $2\ large\ reception\ rooms$, a modern bright kitchen with laundry area plus $2\ bedrooms\ and\ 2\ bathrooms$ on the groundfloor .

A further 3 large bedrooms on the first floor plus a WC and ability to install a bathroom if...

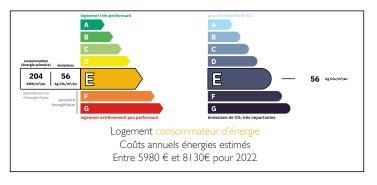








ENERGY - DPE



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.



www.frenchestateagents.com

Ref: A39176|H117 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)







LOCAL TAXES

Taxe foncière: 1620 EUR

Taxe habitation: EUR

DESCRIPTION

House in more detail:

Ground floor:

Kitchen: 31m2 - fully fitted with french doors.

Rear kitchen 13m2 including WC , bathroom with.

ath and shower.

Salon: 29m2 with open fireplace and double french

doors open to gardens .

Bedroom 1 : 17m2 Bedroom 2 : 16m2

Dining room / reception room : 34m2

Bathroom 2 13m2 with seperate WC and storage

area.

Ist Floor:

Bedroom 1 : 27m2 Bedroom 2: 26m2 Bedroom 3 : 29m2

WC 2 m2

Garage 32m2 with boiler area.

Pool room.

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

NOTES