

Lovely 3 bedroom village house with good sized garden, walking distance to amenities. Ideal holiday home!



INFORMATION

Town:	Clion
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	621 m2



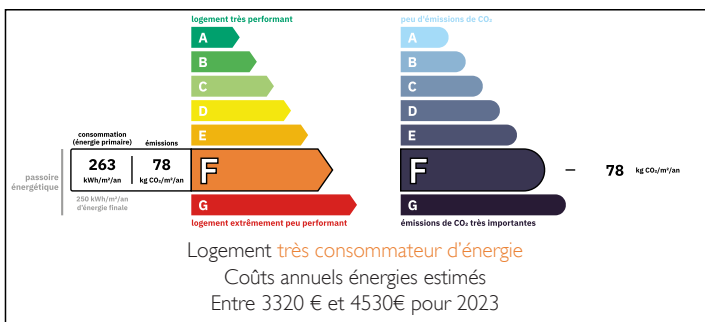
IN BRIEF

Just 10 minutes outside of Jonzac is this lovely 3 bedroom house in the centre of a pretty village with small amenities including a shop, bar and butcher.

On the ground floor is an open plan living space and shower room. On the first floor are 3 bedrooms plus a further small roomer which would make a great study or child's bedroom as well as a good sized bathroom. Attached is a garage which could be converted to further living space with the usual permissions. There is also a good sized cellar under the main house. Outside is a good sized garden that is fully enclosed.

The house is in need of modernisation including new bathrooms and a kitchen but would make a lovely family home but equally is ideal as holiday or second home.

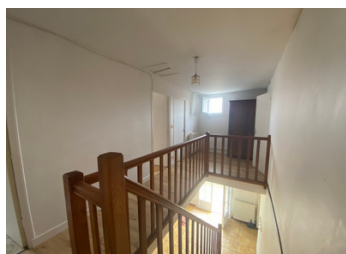
ENERGY - DPE



The property is well situated...

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

- Living room - 29m²
- Kitchen - 7.5m²
- Shower room with WC - 4m²

First Floor

- Bedroom - 13.5m²
- Bedroom - 11m²
- Bedroom - 9m²
- Office - 7m²
- Bathroom with WC - 7m²

Attached garage - 23m²

Cellar - 34m²

- * Heating via oil
- * Mains drainage
- * PVC double glazing throughout

ALL MEASUREMENTS ARE APPROXIMATE

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

LOCAL TAXES

Taxe foncière: 708 EUR

Taxe habitation: EUR

NOTES