

Charming 2 bed, 2 bathroom village house, within walking distance of amenities



INFORMATION

Town:	Saint-Thomas-de-Conac
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	563 m2

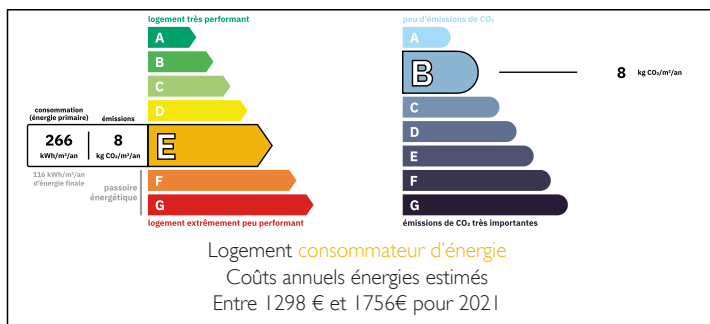
IN BRIEF

Situated at the edge of a sought after village with a lively community, is this lovely 2 bedroom, 2 bathroom property. It was restored and renovated in 2009 and boasts a fitted kitchen, bathroom with WC, and a bright living room with feature fireplace on the ground floor with two good sized bedrooms, a study room or smaller third bedroom and shower room with WC on the first floor. The house would be ideal as either a charming holiday or family home

The property is located a short walk from the centre of the popular village of St Thomas de Conac which has a boulangerie, shop, bar and restaurant. It's only a stone's throw from the many pretty towns along the Gironde Estuary and around 45 minutes from Royan and the beautiful beaches of the Atlantic coast. Bordeaux airport...



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

Ground Floor

- Entrance - 3m2
- Kitchen - 10m2
- Bathroom with WC - 7m2
- Living room with feature fireplace - 20m2

1st Floor

- Bedroom 1 - 14m2
- Bedroom 2 - 9m2
- Study/ smaller bedroom 3 - 7m2
- Shower room with WC - 4m2

- Outside - enclosed garden with gated entrance, mainly laid to lawn - 563,2

*Mains drainage

*Heating via electric radiators

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES