

Charming character village house with 4 bedrooms , 2 bathrooms . Garden , above ground pool and garage .



INFORMATION

Town:	Varaize
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	500 m2

IN BRIEF

Situated in a large village with a boulangerie and just 8 km from the bustling market town of Saint-Jean-d'Angély - this charming cottage-style home offers character throughout, with exposed stone walls, beams, parquet flooring, and a fireplace.

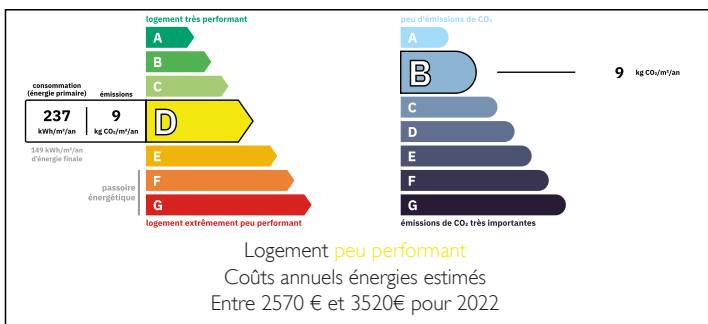
The ground floor features two reception rooms ; one with a woodburner , a fully fitted kitchen, and a laundry/ shower room, plus a large covered terrace ideal for summer entertaining.

Upstairs are four bedrooms and a family bathroom, including one bedroom with its own private WC and hand basin.

The enclosed, low-maintenance garden is enclosed by stone walls and set over two levels and includes an above-ground pool and terrace. Garage and workshop.

Equipped with wood burner, electric heating, fibre internet, and compliant septic tank.

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

The house in more detail :

Entrance hall : 7m²

Salon : 23m² with woodburning stove .

Dining room : 18m²

Kitchen : 14m² - fully fitted .

Laundry / shower room : 3m²

First floor :

Hallway : 8m²

Bedroom 1 : 14m² including private WC and hand basin .

Bedroom 2 : 12m²

Bedroom 3 : 9m²

Bedroom 4 : 9m²

Bathroom : 8m² with bath and WC .

Outside :

Covered terrace .

Garage / Workshop : 35m²
garden with above ground pool .

LOCAL TAXES

Taxe foncière: 1141 EUR

Taxe habitation: EUR

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

NOTES