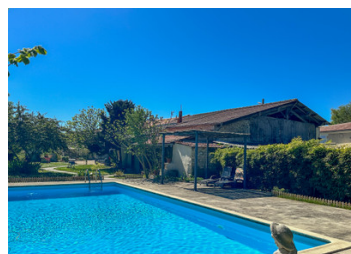


Character house with 4 bedrooms , 2 bathrooms . Garden and swimming pool . Centre of village with epicerie .



## INFORMATION

Town:	Prignac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	192 m2
Plot Size:	1115 m2

## IN BRIEF

Tucked away in a village with an epicerie 2 minute walk offering daily fresh bread .

Family home offering large living spaces and 4 spacious bedrooms - one of which is on the ground floor with shower room.

A large open kitchen / dining area is perfect for entertaining with a more cosy salon to relax in - with double doors which open to the courtyard .

Courtyard garden which opens up to a grassed area where we find the large swimming pool and covered terrace - a great addition to the property.

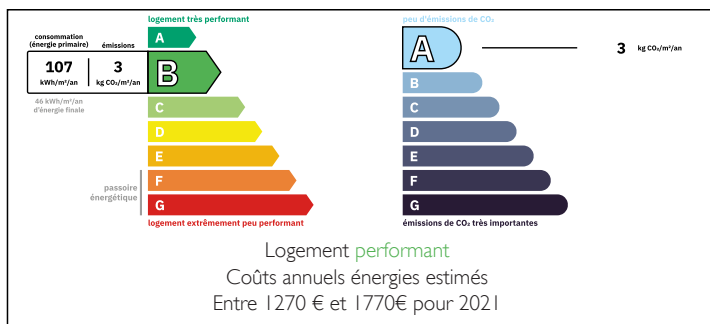
An open barn and garage .

Heating is assured by a Pompe a chaleur installed in 2022 which makes the house very economical to run - earning a B rating on the Energy efficiency .

The system also cools air in the summer .

Prignac is a village...

## 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

null

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

## LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

## NOTES