

Peaceful location - Detached 4 bedroom house with 3 ensuite shower rooms . Gardens , Garage and workshop .



INFORMATION

Town:	Varaize
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	179 m2
Plot Size:	1337 m2



IN BRIEF

Looking for a spacious, move-in-ready home in a peaceful French village?

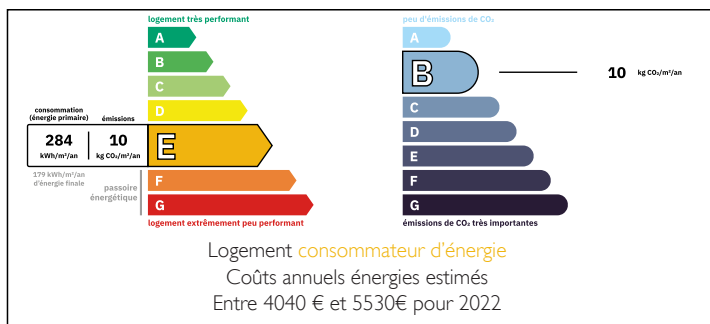
This beautifully maintained detached house is just minutes from the bustling market town of Saint-Jean-d'Angély.

Designed with family living in mind, the ground floor features a welcoming entrance hall with WC, a bright 46m² living room with a wood-burning stove, and a fully fitted open-plan kitchen with adjoining utility room.

Upstairs, four generous bedrooms, three of which benefit from their own en-suite shower rooms with WC, providing comfort and privacy .

Outside, the mature, fully enclosed garden offers plenty of space to relax, entertain or even install a swimming pool. A garage with electric door and a separate garden workshop complete the property.

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 :

Ground floor :

Entrance hall with staircase and WC : 17m²

Large Living area : 46m² with woodburner .

Kitchen : 18m² - Fully fitted .

Laundry area : 9m²

First floor :

Landing leading to Bedroom 1 : 31m² including ensuite shower-room .

Bedroom 2 : 22m² including ensuite shower-room .

Bedroom 3 : 21m² including ensuite shower-room .

Bedroom 4 : 10m² .

Exterior : Easy to manage gardens surround the property .

Garage with electric doors : 21m²

Workshop : 13m²

Double Glazed , Conforming septic tank . Fibre Internet .

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

LOCAL TAXES

Taxe foncière: 1660 EUR

NOTES