

## House



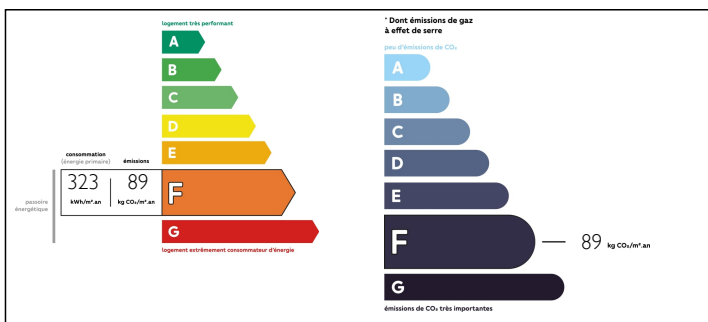
## INFORMATION

Town:	Les Éduts
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	1144 m2

## IN BRIEF

This charming village house offers spacious and light-filled accommodation all on one level; a large living room, two big bedrooms and two bathrooms with scope to extend upstairs into the attic space. There is also an independent one-bedroom studio that can be used for letting or for friends and family. The property is completed by a range of stunning outbuildings and a heavenly garden. Less than 2km from the town of Néré with shops, restaurant and bar, a doctor and schools. Just 8km to the bigger town of Aulnay which has a popular Sunday market, all commerces, school and colleges, English speaking doctor and vet and a lively international community. Quick and easy access to the A10 motorway giving easy access from the ferry ports and to the airports of Bordeaux, Poitiers, Limoges and La Rochelle. Just 65km from the sandy beaches of the Atlantic, 35km to Surgères (TGV/Paris access 2hrs) 70km...

## 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.



## LOCAL TAXES

**Taxe foncière: 750 EUR**

**Taxe habitation: 750 EUR**

## NOTES

## DESCRIPTION

Enter through large double gates into the driveway and garden

HOUSE:

LIVING ROOM: 34 m<sup>2</sup> with dual aspect windows , a large fireplace and lots of light.

KITCHEN 11 m<sup>2</sup>.

LAUNDRY/UTILITY ROOM: 18 m<sup>2</sup> with door to the garden.

BEDROOM ONE: 29 m<sup>2</sup>.

EN SUITE BATHROOM: 5 m<sup>2</sup> Walk in shower, basin, WC.

BEDROOM TWO: 20 m<sup>2</sup>.

EN SUITE BATHROOM: 7 m<sup>2</sup> walk in shower, basin, WC.

STUDIO: The old dairy.

KITCHEN/LIVING ROOM: 9 m<sup>2</sup>.

BEDROOM: 8 m<sup>2</sup>.

BATHROOM: 4 m<sup>2</sup> shower, basin, WC .

GARAGE: 50 m<sup>2</sup> - double height with further upstairs space to convert.

BARN: 66 m<sup>2</sup> incorporating a workshop (9 m<sup>2</sup>), a boiler room (15 m<sup>2</sup>) and a wine cellar and storage area (42 m<sup>2</sup>).

SUMMER KITCHEN.

GARDEN.

Oil central heating and partial double glazing.

Tax fonciere 750 euros.

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