

Charentaise house with 2/3 bedrooms, garden and 2 outbuildings.

EXCLUSIVE

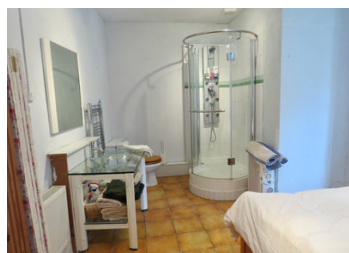


INFORMATION

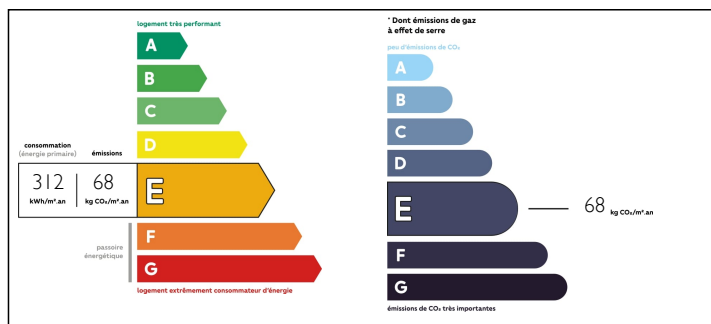
Town:	Nantillé
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	138 m2
Plot Size:	278 m2

IN BRIEF

A 2/3 bedroomed family home/ holiday home situated in a small hamlet but ideally placed between the future spa town of St Jean D'Angley and Saintes. Only 5 minutes drive from St Hilaire de Villefranche where there is a boulangerie, tabac, restaurant, butchers shop, school and public swimming pool. Only 50 minutes drive to the nearest beach. La Rochelle airport is one and a half hours drive and Bordeaux airport is one hour and 50 minutes.



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 - 3m2 with tiled floor and new UPVC front door.

Kitchen - 17m2 with tiled floor, two sets of double-glazed windows. Fitted gas hob and electric oven and fitted kitchen with lots of storage space. Beamed ceiling.

Salon/dining room- 33m2 with tiled floor. Wood burner fitted in a Charentaise fireplace. Double doors to the garden terrace. Beamed ceiling.

Bedroom 1- 44m2 with window. Tiled floor. En suite shower with toilet and wash hand basin. Heated towel rail. Beamed ceiling.

Bathroom- 15m2 with tiled floor. Bath, shower cubicle, wash hand basin and toilet. Beamed ceiling.

First floor

Wide stairs leading to a hallway- 4m2

Bedroom 2- 13m2 with two sets of windows. Beams. Carpet flooring.

Office- 9m2 with a Velux. Carpet flooring. Beams.

Outbuildings- one is 30m2 and the other is 31m2 with a charentaise fireplace and has 2 floors.

Garden with gated entrance.

All measurements are approximate.

Floor plan available.

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

LOCAL TAXES

Taxe foncière: **802 EUR**

NOTES