

3 bedroom Charentaise house, 1.5 km from pretty village with amenities



INFORMATION

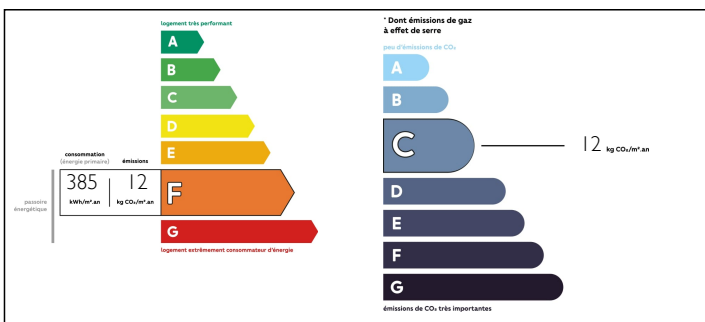
Town:	Léoville
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	1482 m2



IN BRIEF

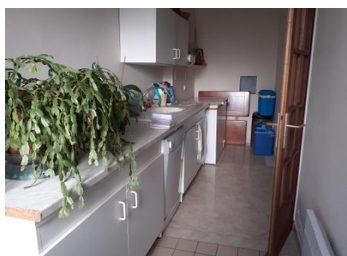
On the outskirts of the lively village of Leoville in the Charente Maritime, this Charentaise house sits on a peaceful rural plot with lovely views of the surrounding countryside. This is currently a single storey property with a large living room, kitchen, 3 bedrooms and shower room and separate WC. However there is a large attic space that could be converted to make a first floor and additional living space. Outside there is a pretty and fully enclosed garden with a garage and large garden building. Electric central heating and 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

Entrance hall/ corridor - 33m²

Living/ dining room - 33m²

Kitchen - 14.28m²

Utility room - 8.8m²

Shower room - 7.83m²

WC

Bedroom 1 - 9.25m²

Bedroom 2 - 11m²

Bedroom 3 - 7.5m²

Outside

- Attached garage - 22m²

- Garden building

- Gated entrance

ALL MEASUREMENTS ARE APPROXIMATE

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

NOTES