

In the heart of a pretty typical village just 15 minutes from the beaches, stone Charentais house to discover



## INFORMATION

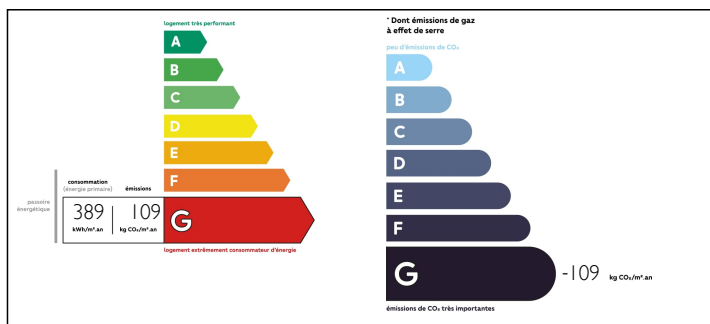
Town:	Grézac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	92 m <sup>2</sup>
Plot Size:	537 m <sup>2</sup>

## IN BRIEF

This stone house offers lots of potential and is ideally located in a village with small shops close to ROYAN and the beaches.



## 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 has a first floor of approx. 92 m<sup>2</sup>, habitable without any work, comprising an entrance hall, a living room with fitted kitchen opening onto a veranda, a shower room, three bedrooms of 13 and 14 m<sup>2</sup>, and a veranda opening onto the enclosed garden.

Adjoining outbuildings total approx. 200 m<sup>2</sup> and could be used to extend the house.

Upstairs: two rooms for conversion of approx. 35m<sup>2</sup> and 70m<sup>2</sup>, which could be used as bedrooms or a games room....

The renowned seaside resort of ROYAN is just 20 minutes away.

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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: 476 EUR

## NOTES