

Pretty traditional 2 bedroom house with garden and garage.

EXCLUSIVE

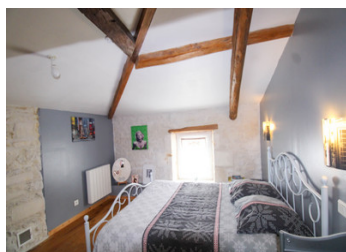


## INFORMATION

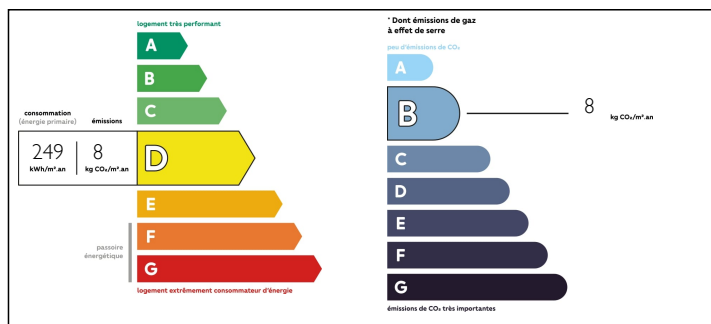
Town:	Voissay
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	101 m2
Plot Size:	126 m2

## IN BRIEF

In the heart of a pretty hamlet, this house has character and the owners have worked hard to retain the original features, whilst making the property energy efficient and comfortable. There are two bedrooms with original beams, one with a dressing room. The large bathroom is very well equipped with two sinks, jacuzzi bath and WC. The heating is electric supplemented by the woodburning insert fire (with air vents around the house). There is a septic tank. The large living room is very comfortable with stone walls. There is an open-plan kitchen with breakfast bar and plenty of space for a large dining table. With double windows to the garden this is a lovely family room. Well located, just 6km to the future thermal spa town of St Jean D'Angely. The twice weekly market, with supermarkets and three screen cinema together with schools and hospital,...



## 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

In more detail:

Ground floor

LIVING ROOM (with corner KITCHEN) (39m2)

double windows to garden

ENTRANCE HALL

LAUNDRY

WC

First floor:

BEDROOM (15m2) with DRESSING ROOM (3m2)

BEDROOM (17m2)

BATHROOM (9m2)

Externally:

GARDEN

GARAGE (30m2)

## LOCAL TAXES

Taxe foncière: **686 EUR**

All measurements approximate

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

## NOTES