



House on one level

CHARRON (17)

269 000 €



99 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE Located in the town center of Charron, single-storey house with a living area of 99 m², not adjoining, renovated in 2014 on a plot of 745 m² also housing a barn of 45 m². You will enjoy a very beautiful living room of more than 60 m² composed of an equipped kitchen with bay window opening onto the large terrace, a dining room and a double living room of more than 30 m² opening onto the garden. Possibility of installing a stove or fireplace. A corridor leads to 1 office and 2 bedrooms with storage space as well as a bathroom with toilet. Outside, you will benefit from 2 additional buildings: an outbuilding of 19 m² and a barn of approximately 45 m² which can be used as a garage or be rehabilitated into independent accommodation. You will enjoy the peace and quiet of a beautiful outdoor space, the garden with trees and swimming pool and will benefit from a well. The land is divisible. The heating method is electric. Walk to shops, services, school and public transport. To visit without delay. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,46% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Peggy DESME

SAINT-XANDRE (17138)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 816068

Property type House on one level

Year of construction 1900

Exposure TRAVERSANT

View Vue sur Jardin

SURFACES

Living space 99 m²

Living room surface 30 m²

Land surface 745 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 223

GES 7

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée