



Stone house

MARSILLY (17)

284 900 €



101 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE In the heart of the coastal village of Marsilly, a very popular area, authentic Charente stone house of 101 m² tastefully renovated, combining the charm and authenticity of the old with its exposed beams and stones. This charming 18th century house, located on Quéréux with an accessible well, allows you to enjoy the peace and quiet while being close to all amenities. As soon as you enter, you will be seduced by the large equipped kitchen of 14 m² opening onto a double living room of more than 34 m² with its very cozy lounge area equipped with a pellet stove and benefiting from a skylight. A magnificent double distribution wooden staircase leads to a bedroom of more than 20 m² on the ground floor with a dressing room of 8m², a second bedroom of 9 m² with built-in cupboard and a third bright bedroom of 11 m² with storage. Parquet flooring in all bedrooms. A bathroom with bathtub and toilet complete this level. The frames are in double-glazed PVC. Electric roller shutters. Electric heating, pellet stove. Garage attached to the house with laundry area and pantry. The outdoor space is a common garden of more than 300 m². Walking distance to shops, services, public transport and school. 10 minutes from the entrance to La Rochelle and 5 minutes from the coastal path. To visit without delay.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,60% 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.

**** 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)

Agent

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ROCHELLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 834587

Property type Stone house

Year of construction 1850

Exposure TRAVERSANT N-S

View Vue sur Jardin

SURFACES

Living space 101 m²

Living room surface 34 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 224

GES 7

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater granules

Kitchen aménagée



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