



House

SOUBISE (17)

225 000 €*

* Agency fees to be paid by the seller



105 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Are you looking for a BRIGHT house, facing SOUTH with a view of the CHARENTE? so look no further I have what you need. 1km from Soubise and 5km from the beaches, come and discover this house renovated inside where you will only have to put down your suitcases. It is composed on the ground floor: -LARGE garage of around 35m² with toilet area and shower room. -a beautiful entrance leading to a BEDROOM and a back kitchen giving access to a covered terrace (about 20m²) On the 1st floor: -fully fitted and equipped kitchen -living/dining room with a recent wood stove, giving access to a balcony and the VERANDA (about 18m² with heating) offering a PANORAMIC VIEW on the CHARENTE. -2 bedrooms of around 10m² each, with DRESSING ROOM. - separate toilet with sink and window. - bathroom with walk-in shower, vanity unit and built-in cupboard. Room having also been redone in 2018. THE ++: -insulation redone in 2019, PVC double glazing everywhere with electric shutters. - compliant individual sanitation (dating from 2017) - no work to be planned - potential to develop accommodation on the ground floor - wooded and landscaped land This house is just waiting for you for new projects so contact me. Les honoraires sont à la charge du vendeur.

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!



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VARAIZE (17400)

Agent

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	5
Number of bedrooms	3
Toilets count	2
Washrooms	1

DPE/GES

DPE	244
GES	58

APPENDIX

Parking	garage
Garage	1
Videophone	Non

SERVICES

Heater	bois
Heater	fuel
Kitchen	aménagée

GENERAL

Reference	837672
Property type	House

SURFACES

Living space	105 m²
Living room surface	28 m²
Land surface	1000 m²



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle