



Village house

VILLEDoux (17)

353 000 €



120 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Villedoux, 10km from La Rochelle, town house of 120 m² on a plot of 317 m². Completely renovated, this charming stone town house built in the 19th century offers a peaceful living environment while being in the heart of the village. On the ground floor, the large fitted kitchen of 17 m² is extended by the warm living room equipped with a wood stove and opening onto the garden through a large bay window opening onto the terrace. A beautiful master bedroom with storage cupboards, a bathroom with laundry area, separate toilets and a pantry complete this level. Upstairs, the landing room of 13 m² with solid wood flooring offers a space that can accommodate an office and is extended by a corridor serving 2 beautiful bedrooms of 13 m², a bathroom with toilet and a dressing room. The heating system is electric. The frames are in PVC, double glazing and the bay window is in double-glazed aluminum. Outside, you will enjoy a beautiful wooded garden enclosed by exposed stone walls, a true haven of peace, the west-facing terrace and an independent garage of 19 m². Swimming pool land. On foot from shops, services, schools and public transport to connect La Rochelle and Marans. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,82% 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)

Agent

RSAC : 839 583 697 00017

Courts service city : LA
ROCHELLE

(+33)6 74 02 61 78

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843985
Property type Village house
Year of construction 1850
Exposure E-W
View Vue sur Jardin

SURFACES

Living space 120 m²
Living room surface 25 m²
Land surface 317 m²

COMPOSITION

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

DPE/GES

DPE 190
GES 6

APPENDIX

Parking extérieur
Parking space 1
Garage 1
Videophone Non

SERVICES

Heater électricité
Heater bois
Kitchen aménagée