



Two Town Houses With Courtyard, Ideal Holiday Home

اطلاعات مشاور املاک

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Cle France Ltd	نام شرکت:
United Kingdom	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+44 (1440) 820-358	تلفن ثابت:
English, French	Languages:
https://clefrance.co.uk	وب سایت:



توضیحات آگهی

فروش
USD 144,544.18

آگهی برای:
قیمت:

اطلاعات مکانی

France
Nouvelle-Aquitaine
Aulnay
17400
2023/11/13

کشور:
استان:
شهر:
کد پستی:
تاریخ آگهی:
توضیحات:

Not one but a set of two village houses on a 178 m2 enclosed plot plus 82 m2 plot for the detached garage.

- BASEMENT: cellar

- GROUND FLOOR: entrance hall, study, living room with fireplace, fitted and equipped kitchen, shower room with toilet, laundry room, storeroom, unheated conservatory, room, workshop.

- FIRST FLOOR: landing, six bedrooms, boudoir, fitted dressing room, bathroom with toilet, bathroom to be redone, covered terrace.

- ABOVE: Two attics.

Oil-fired central heating, partial double-glazing.

Large detached garage.

Mains drainage.



Agency fees, all tax included, to be paid by the buyer

- * 9 Rooms
- * 5 Bedrooms
- * 2 Bathrooms
- * 1 Shower room
- * 1 Office
- * Usable area : 167 sqm
- * Living room : 25 sqm
- * Terrace : 26 sqm
- * Land : 178 sqm

- * Property tax : 550 Euro a year.

Basement :
Cellar

Ground floor :
Other
Utility room
Office
Kitchen
Box room
Hallway
Shower room
Lounge
Conservatory

First floor :
Stairs
Wooden stairs
2 Landing
5 Bedrooms
Fitted dressing room
Bathroom
Other room

Attic :
2 Convertible attic

Other rooms :
Workshop

Facade :



Exposed stone
Render

Attached :
2 sides

Outbuildings :
Garage

Land :
Terrace
Courtyard
Enclosed

Other equipment :
Glass porch
Double glazing
Wooden shutters
Fireplace insert
Mains drainage
Water meter
Electric meter

Kitchen equipment :
Hob
Oven
Cooker hood
Kitchen furniture
Double bowl sink
Composite sink

Electrical equipment :
Garden lighting
Cable TV
High speed Internet
Phone
TV
2 Smoke detector

Work to be done :
Wall coverings / decoration
Electricity
Double glazing

Roof :



Tiles
Mechanical tiles

Flooring :
Tiled floor
Lino
Wood flooring

Wall covering :
Wallpaper

Views :
Street view
Courtyard view.

The department of Charente-Maritime is located the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.

Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.



IMLIX

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<https://www.imlix.com/fa/>

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

اطلاعات عمومی

5

اتاق خواب:

3

اتاق خواب:

178 متر

زیر بنا:

Utility details

بله

Heating:

Lease terms

Date Available:

Contact information

IX5.113.680

IMLIX ID:

