

Restored, south-facing village house with 3 bedrooms, barn, garage, courtyard and garden just 5 km from Montmoreau.



## INFORMATION

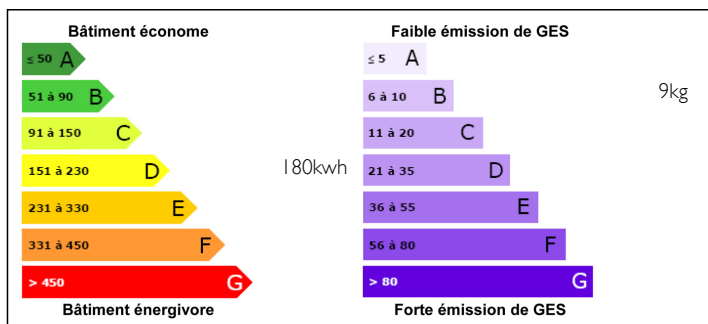
Town:	COURGEAC
Department:	Charente
Bed:	3
Bath:	1
Floor:	151 m2
Plot Size:	928 m2



## IN BRIEF

Located in a peaceful village, this recently renovated south-facing house has huge charm with a spacious kitchen/diner, living room and 3 bedrooms. The attached barn and garage give plenty of storage and workshop space and the fenced garden enjoys a sunny aspect. Only 5km from Montmoreau with its shops, supermarket, banks and restaurants, this property needs to be seen to be fully appreciated.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This traditional and charming house is spacious and filled with light thanks to its southerly aspect. The floors downstairs are tiled with wooden floors upstairs and the windows are double glazed. From the spacious entrance HALL (12.8m<sup>2</sup>) with original Charentaise fireplace, are doors to: LIVING ROOM (26m<sup>2</sup>) with wood burner KITCHEN/DINER (29m<sup>2</sup>) with traditional wood stove in the fireplace and door to the front courtyard. Door from kitchen to BEDROOM (16m<sup>2</sup>) with French doors to courtyard INNER HALLWAY (8m<sup>2</sup>) with storage area and door to WC with hand basin

Original wooden staircase leads to the first floor. SHOWER ROOM (7m<sup>2</sup>) with shower unit, wash hand basin WC and heated towel rail BEDROOM (26m<sup>2</sup>) dual aspect with fireplace BEDROOM (8m<sup>2</sup>) with electric radiator STORAGE AREA (2.7m<sup>2</sup>) This area could be used to enlarge the small bedroom or perhaps used as a study.

The vendor has stated that all wiring is in place for electric radiators with just the radiators to be installed by the new owners. It may also be possible to purchase the furniture in the property.

In the courtyard is the attached BARN (150m<sup>2</sup>) including an old piggery currently used for wood storage with a mezzanine above.

GARAGE (25m<sup>2</sup>) with operational well.

The garden is completely fenced with the courtyard planted with trees and shrubs. A further west facing garden area is currently laid to lawn and an additional seating area could easily be created to take advantage of the evening sun. There is also the possibility of purchasing an additional, adjoining piece...

## LOCAL TAXES

Taxe foncière: **600 EUR**

## NOTES