

Detached stone property, 2 beds with ensuites. large sitting room, private sun terrace and garden.



## INFORMATION

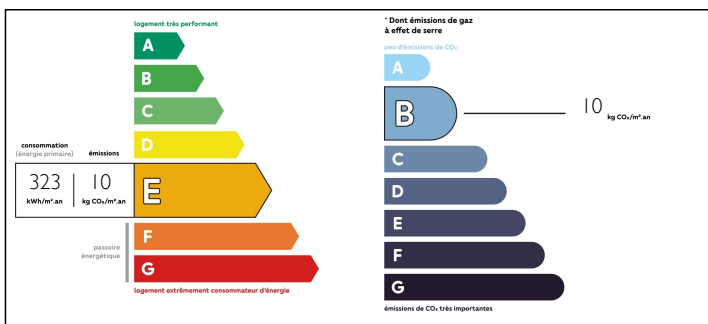
Town:	Rioux-Martin
Department:	Charente
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	1700 m2

## IN BRIEF

Situated on the edge of a pretty village, cycling distance to the market town of Chalais, which has all amenities and train station. 1h30 from 3 airports, Bordeaux, Limoges and Bergerac. Good links to motorway network. This area offers plenty to see and do.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe foncière: **639 EUR**

## NOTES

## DESCRIPTION

The accommodation offers the following:

SITTING ROOM (40m<sup>2</sup>) with an extremely efficient wood burning stove (15kw). High pitched beamed ceiling and entertaining area with BAR. Steps down to

KITCHEN/DINING ROOM (28m<sup>2</sup>) with glazed double doors opening to the garden. Fully fitted modern kitchen with wooden worktops and breakfast bar. Complete with oven, microwave and extractor. Plenty of space for a large dining table.

BEDROOM 1 (18m<sup>2</sup>) with ensuite BATHROOM (8.3m<sup>2</sup>) with bath, large shower, double basin and W.C.

1st floor BEDROOM (31m<sup>2</sup>) including ensuite SHOWER ROOM with W.C., and basin

OUTSIDE you will find an enclosed SUN TERRACE, ideal for entertaining and eating 'alfresco'

LAUNDRY ROOM with W.C.

WORKSHOP

In the garden which is fenced and has mature trees, you will find old stone pigsty's, ripe for converting into something!!

DOUBLE CARPORT.

This property is situated in a charming village with plenty of walks and paths to explore in the surrounding woods.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>