

Very nice house, in stones, entirely renovated with taste. 3 bedrooms, large living rooms. Absolute charm



INFORMATION

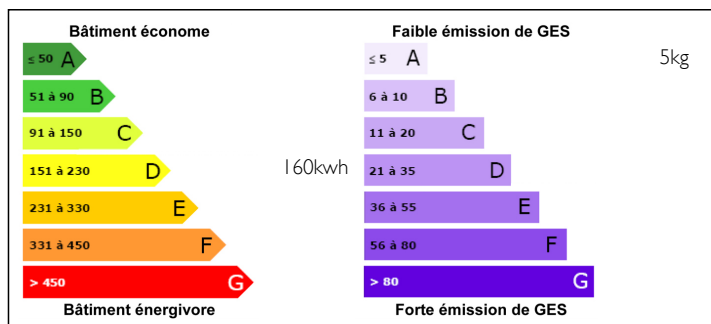
Town:	Échallat
Department:	Charente
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	770 m2

IN BRIEF

This old barn with a total surface of 190m² is located in the commune of Echallat, less than 10min from Rouillac and 25 min from Angoulême and Cognac. It has been entirely renovated with a lot of taste. It is composed of an open kitchen, a dining room, a living room, 3 bedrooms including a master suite and a mezzanine. The whole on a closed and poolable ground of 770m² including a terrace and two majestic olive trees.

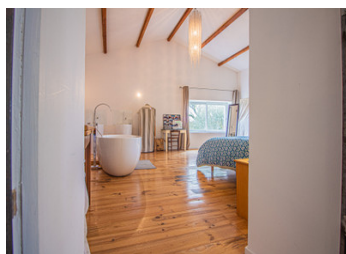
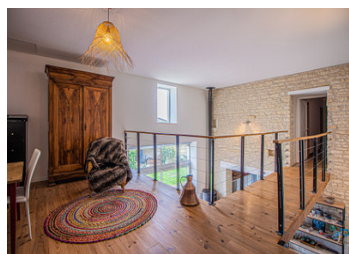


ENERGY - DPE



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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 stone house combining old charm and modern aspect, is located in the village of Echallat at less than 10 min from Rouillac and 25 min from Angoulême and Cognac.

GROUND FLOOR:

Entrance with WC and storeroom/laundry room

Open kitchen of 22m².

Dining room of 35m² with pellet stove

Living room of 30m².

The floor is composed of :

Mezzanine of 16m².

Master bedroom of 30m², bathtub, 2 single sinks

Gangway leading to the night space with corridor decorated with large closets

Shower room and WC

2 bedrooms (9m² and 16m²)

Fenced and poolable land of 770m² including a terrace and two majestic olive trees.

LOCAL TAXES

Taxe foncière: **1082 EUR**

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

NOTES