

**SOLD Subject to Contract. Golden stone rural French holiday cottage with 4 bedrooms and pool.**

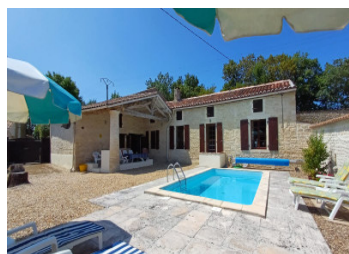


## INFORMATION

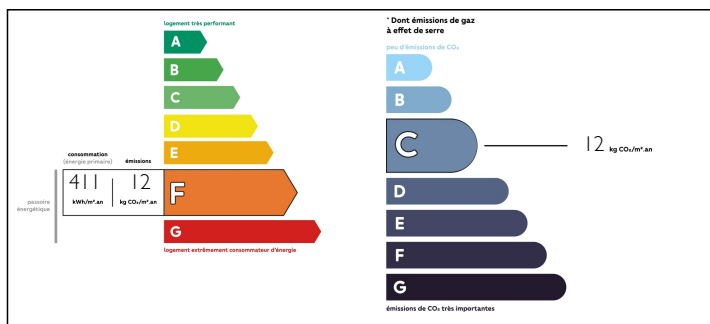
Town:	Ranville-Breuillaud
Department:	Charente
Bed:	4
Bath:	2
Floor:	116 m2
Plot Size:	732 m2

## IN BRIEF

In immaculate order, this lovely stone cottage would offer you immediate access to your dream French holidays in the sun! With its 4 bedrooms and 2 bathrooms all the family can stay. The kitchen is modern and equipped, the pool is in good order and there is a woodburner for the crisp winter days over Christmas. The baker, butcher and post office are within a 2km bike ride?



## 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: 774 EUR

Taxe habitation: 725 EUR

## NOTES

## DESCRIPTION

Its like walking into a secret world as you come through the main gate into the beautifully kept private courtyard. The outside space is easy to maintain and perfectly orientated to enjoy the summer sun and shade!

The pool measures 6x3 metres, is 1.5m deep and heated by solar panels if required.

Inside the house there is :

a spacious Entrance Hall of just under 15m<sup>2</sup> which opens into the fully fitted Kitchen of 16.60m<sup>2</sup>. Built in cupboards and appliances

Bedroom 12.92m<sup>2</sup> twin with sink

Corridor leading to

Shower room 7.44m<sup>2</sup> with shower, WC and wash basin

Living/Dining room 28.31m<sup>2</sup> with fireplace and woodburner - double aspect with windows and door to pool area.

Bedroom 15.30m<sup>2</sup> with sink - door to pool

From the entrance hall there are stairs to first floor  
Landing leading to :

Bedroom 9.14m<sup>2</sup>

Bedroom 8.30m<sup>2</sup>

Shower room 3.49m<sup>2</sup> with shower, sink and WC

Outside from the kitchen area the beautiful covered terrace gives you views onto the pool and accommodates the barbecue.

There is a woodshed and pool pump house.

What more could you ask for? Everything you need is here.

There are updates recommended if you want to change the windows for double-glazing and install central heating but all in all this property has been kept in excellent order throughout and is ready for you to use as is. The furniture can also be negotiated into the sale so you just need to bring your suitcases and ENJOY !