

Detached 3 Bedroom house in a quiet village just 10kms from Barbezieux Saint Hilaire and motorway links

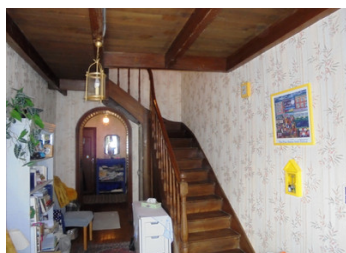
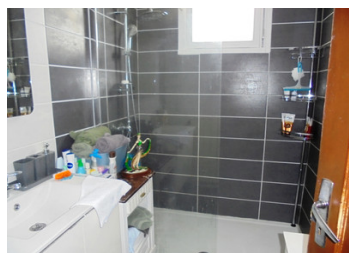


## INFORMATION

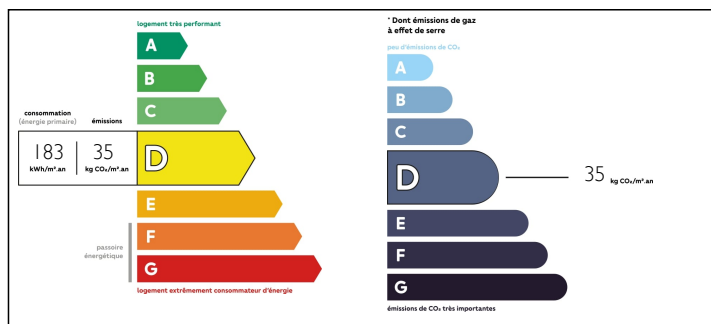
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Aulais-la-Chapelle |
| Department: | Charente                 |
| Bed:        | 3                        |
| Bath:       | 1                        |
| Floor:      | 100 m2                   |
| Plot Size:  | 633 m2                   |

## IN BRIEF

The house sits within a peaceful, well kept village, just 10 kms from Barbezieux Saint Hilaire, which has all amenities. It is truly deceptively spacious but also has convertible attic space, should more room be needed.



## 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

There is ample parking to the side of the house and you enter through the front walled garden into the central hallway, which has its original staircase.

To the right hand side, there is a dining room and to the left, the sitting room with original Charentaise fireplace.

At the end of the hall, there is a downstairs bedroom or further reception room, a newly refurbished shower room and WC.

To the left, there is the kitchen diner with original Charentaise fireplace and this leads through the utility room to the garden, which has 2 sheds.

Up the stairs, there are 2 bedrooms and a door to attic space where there is ample head height and space for at least another bedroom plus bathroom.

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

## NOTES