

Charming 4 bed/2 bath property in the centre of a village, a 1-min. walking distance from the river Charente.



## INFORMATION

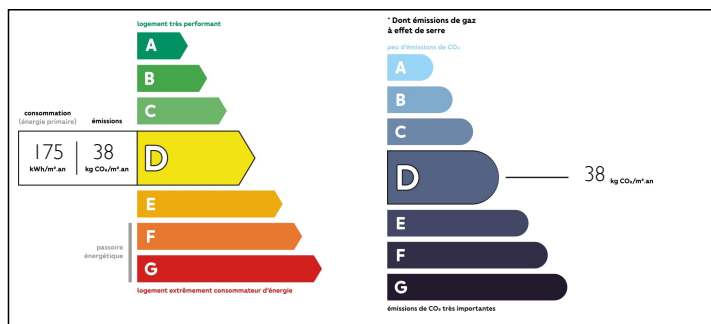
Town:	Vibrac
Department:	Charente
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	672 m2

## IN BRIEF

This terraced house full of charm and character invites you into its large kitchen/diner, the centre piece of the house. The cosy sitting room features a natural stone chimney and looks out over the wonderful back garden, which boasts fruit trees and is totally secluded, ideal for (small) children and animals. Three double bedrooms on the 1st floor offer enough space to put wardrobes in and one groundfloor bedroom in the annex is particularly suited to sleep guests or elderly relatives. On the second floor the ceiling height is 1m70, but one room has been converted into an artist's atelier or can be used as a play room for (grand)children. It is totally insulated and heated. All those looking for comfort, calm and character should book a viewing of this warm and welcoming home.



## 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.



## DESCRIPTION

### GROUND FLOOR:

- Entrance hall on tiles (7m<sup>2</sup>).
- Large, American-style kitchen/dining room on tiles, with wood burner (36.5m<sup>2</sup>).
- Living room on tiles, with chimney (26m<sup>2</sup>).
- Small wine cellar.
- Shower room with handwash basin (10m<sup>2</sup>).
- Separate toilet (1.5m<sup>2</sup>).
- Cupboard with space for washing machine (0.78m x 0.81m).

### FIRST FLOOR:

- Landing (7m<sup>2</sup>).
- Bedroom 1 on laminate floor (26m<sup>2</sup>).
- Bedroom 2 on wooden floor (10m<sup>2</sup>).
- Bedroom 3 on wooden floor (11m<sup>2</sup>).
- Office on wooden floor (6m<sup>2</sup>).

### SECOND FLOOR:

- Attic space (57m<sup>2</sup>), height 1m66.
- Atelier (27m<sup>2</sup>), height 1m70. Radiator. Skylight.

### EXTERIOR:

- Annex (16m<sup>2</sup>) with 4th bedroom on tiles, with shower cubicle and handwash basin.
- Barn (39m<sup>2</sup>) with one-car garage, storage space and 2,000 liter oil tank.
- Utility room with white goods (7m<sup>2</sup>).
- Gated front garden.
- Walled back garden.

### VARIOUS:

- The house is on mains drains.
- The house is connected to fibre broadband.
- All windows are double-glazed with PVC window frames.
- Roof condition main house and annex is good.
- Insulation of the roof has been done less than 2 years ago.
- Taxe foncière: 1.047€/year.

### LOCATION:

The village of Vibrac is located in the Charente

## LOCAL TAXES

Taxe foncière: 1047 EUR

## NOTES