

An attractive 3 bed stone house with outbuildings, pond, and gardens. (Semi attached at the back)



INFORMATION

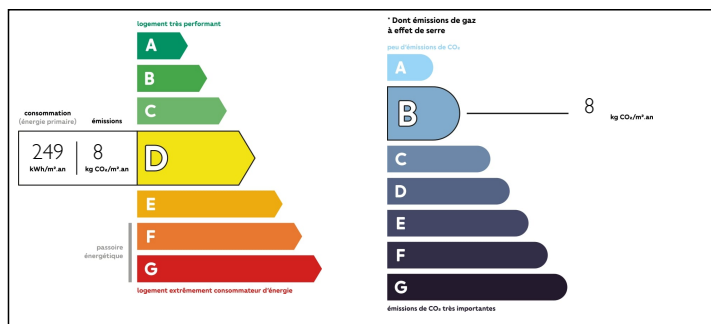
Town:	Condéon
Department:	Charente
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	3778 m2



IN BRIEF

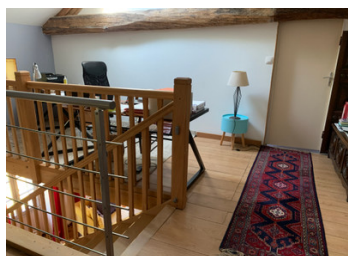
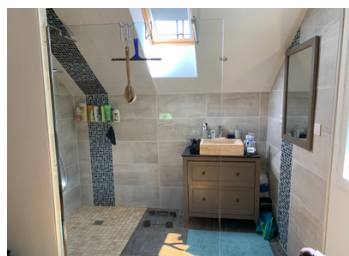
This property is ideally situated on the edge of a hamlet, 10 minutes from N10 and Barbezieux which has all commerce, schools, doctors etc. 35 minutes to Angoulême and TGV link. 1 hour to Bordeaux.

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

A spacious family home with attractive gardens and out buildings. Highly recommended.

The property consists of the following:

ENTRANCE HALL (10.6m²)

GROUND FLOOR BEDROOM (13.6m²) with wooden floor and chimney

SHOWER ROOM (4.5m²)

W.C.

SITTING ROOM (29m²) with door to garden, chimney with wood burning stove.

KITCHEN/DINING ROOM (29m²) with a selection of modern built-in cupboards, tiled floor and spot lighting. Chimney with wood burner. Door leading to terrace which overlooks the pond.

Stairs from the sitting room lead you to the first floor

LANDING with OFFICE AREA (20m²) with exposed beams BEDROOM 2 (18m²) with SHOWER AREA (3.4m²) incorporating shower and basin

BEDROOM 3 (15m²)

W.C. with hand basin

ATTIC SPACE which is easily accessed for dry storage

This property benefits from being mostly double-glazed, with a heat exchange pump. The roof was redone 2020/21

OUTSIDE

The garden has a large selection of shrubs and mature trees. There are numerous useable outbuildings including bread oven, wood store and barn. The large fish-pond is teeming with wildlife, it's so relaxing and pretty with the yellow water lilies.

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

NOTES