

Atypical property with 4 bedrooms and low maintenance garden, perfect lock up and leave



## INFORMATION

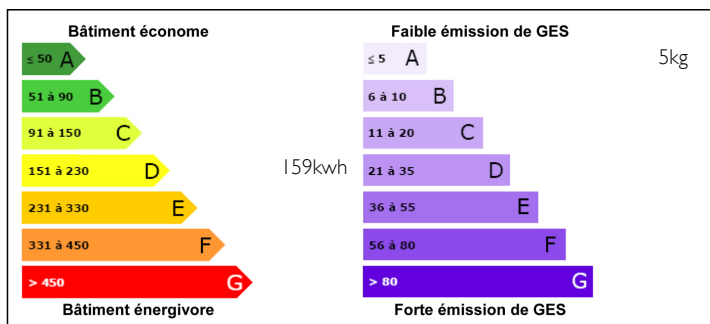
Town:	Ranville-Breuillaud
Department:	Charente
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	432 m2

## IN BRIEF

In a quiet village in the Charente, lies this well maintained quirky stone property. The house has got lots of living space and a private walled garden. With two existing staircases, a part of the house could be divided in a separate studio or working space. Heating through electrical radiators and a fireplace. Recent septic tank. Double glazed PVC windows.



## 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: 1200 EUR

## NOTES

## DESCRIPTION

The property in further detail :

Ground floor

Living room 30 m<sup>2</sup> with fireplace

Kitchen 14 m<sup>2</sup>

Dining room or office 13 m<sup>2</sup>

Bedroom 17 m<sup>2</sup>

Shower room

First floor :

Accessible from the living room: 2 bedrooms (20 and 10 m<sup>2</sup>), shower room and office.

Accessible from the dining room: a large reception room or 4th bedroom. This room would also be suitable to use as studio.

Outbuildings :

Atelier

Garage

Barn

Lovely low maintenance garden with stone wall and gate.

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