

House with 3 bedrooms, garage and small courtyard garden. Ideal rental property. 3km from Cognac.

## EXCLUSIVE



## INFORMATION

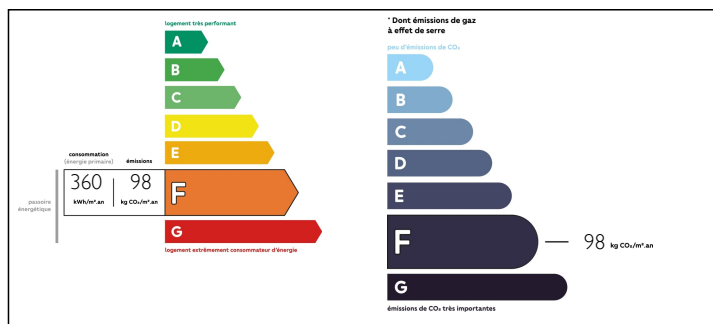
Town:	Saint-Brice
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	135 m2

## IN BRIEF

Set in a large village just outside Cognac with the nearest Lidl, hospital and shops 3 km away.. House of 90m2 offering great rental ability or main residence. Garage and small gated courtyard . Single glazed and oil fired heating which would need updating for a new rental . House offers on the ground floor - Open kitchen with fireplace 20m2 Salon 12m2 Bedroom 12m2 Shower room with separate WC . Stairs to first floor with hallway and 2 bedrooms of 10m2 and 12m2 .



## 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

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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