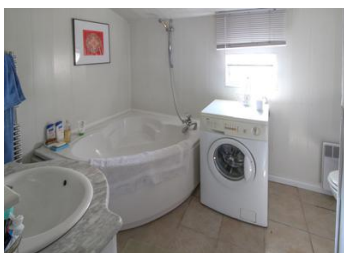


A pretty 2 bedroom single storey stone cottage with barn and garden



INFORMATION

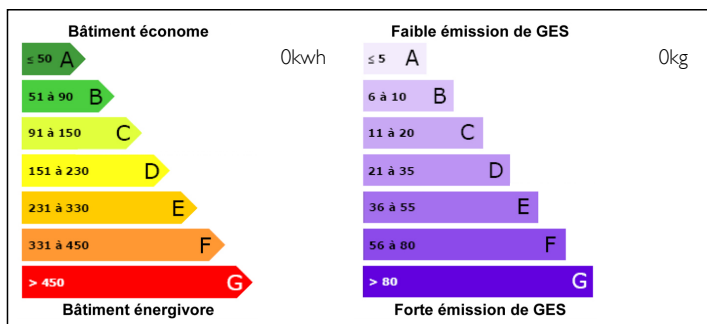
Town:	ESSE
Department:	Charente
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	842 m2



IN BRIEF

Situated in a small hamlet 6.7km from the riverside market town of Confolens and 4.4km from the village of Esse with its restaurant and bar. The airport at Limoges is 50km.

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

This delightful cosy stone house is ideal as a holiday home or permanent residence. Rurally located yet just a short drive from the village and local town, this property offers outside privacy without being isolated.

Kitchen (17.77m²) with wood fired Rayburn and gas hob

Living room (21.97m²)

Bedroom 1 (21.88m²) double height with woodburner and door onto a small patio

Bedroom 2 (11.92m²)

Bathroom (6.97m²) with corner bath, basin & wc

Barn of 118m²

Attached and enclosed garden with apple, mirabelle and fig trees with a patio in front of the kitchen door. There is a small stone building in the garden for logs or garden equipment.

*Roof recently done

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES