

Renovated two bedroom, with easy potential for three bedroom. Rural farmhouse set in its own quiet lane, surrounded by enclosed garden, and land.



INFORMATION

Town:	BRILLAC
Department:	Charente
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	4380 m2

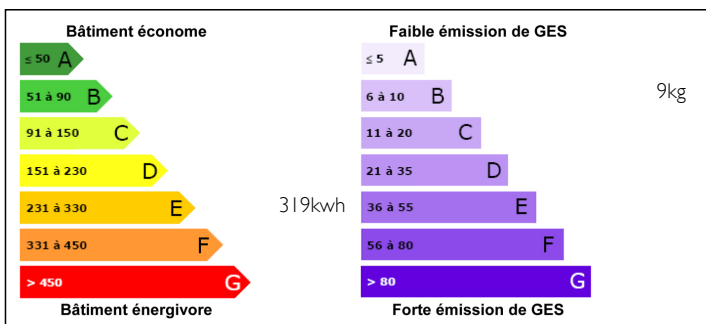


IN BRIEF

Renovated two bedroom, with easy potential for three bedroom, rural farmhouse set in its own quiet lane, surrounded by enclosed garden, and land. Conforming fosse septique, fully double glazed, with attached barn, five minute drive from local shops.



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

Entrance door into lounge / dining room (23m²) with woodburner and two windows to the front
Door to small hallway,
to the right is a dining room / bedroom (12.5m²) currently used for personal space
to the left is the kitchen (14m²) with a stable door to the rear garden, and door to,
Bedroom 2 (11m²) with double door to the rear garden
En-suite shower room with corner shower, wc and sink
This floor is adaptable for wheelchair access.

Stairs to first floor:

Grand master bedroom (31m²), dual aspect and with double doors to a roof balcony offering countryside views
En-suite bathroom (4.5m²) with bath, sink and wc
Roof terrace (16m²) with garden, land and countryside views

Attached barn (55m²)
Private driveway / parking
Enclosed rear garden
Good sized enclosed field

Set in it's own secluded lane

Fully double glazed
Wood burner and electric radiator heating
Conforming fosse septique

LOCAL TAXES

Taxe habitation: **421 EUR**

NOTES