

Traditional stone house to update in a quiet hamlet with large barn and garden



INFORMATION

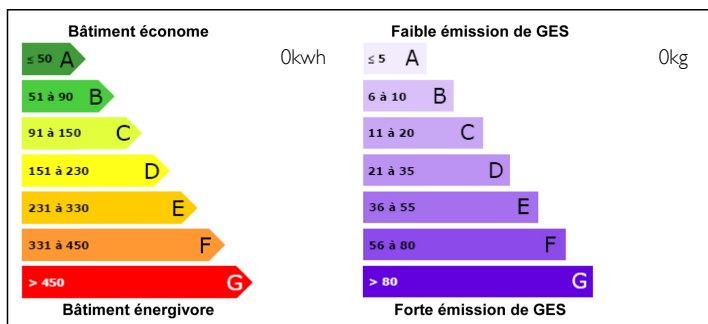
Town:	SAULGOND
Department:	Charente
Bed:	2
Bath:	2
Floor:	114 m ²
Plot Size:	2673 m ²



IN BRIEF

Situated in a small hamlet just outside the village of Saulgond and between the popular towns of Confolens & St Junien. Limoges airport is 41 km.

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

GROUND FLOOR

Living room (35.38m²) with woodburner and front door onto small courtyard

Kitchen (13.7m²) with sink, gas hob and dishwasher and door out onto covered terrace

Shower & sink

WC

FIRST FLOOR

Bedroom 1 (31.14m²) leading into

Bedroom 2 (31.83m²) with ensuite wc, shower & basin

At the rear of the house is a lovely covered terrace where you can access the garden.

Workshop (31.40m²) with concrete floor & electrics accessed from the covered terrace.

Large stone barn (127m²) with covered terrace and BBQ, beside but not attached to the mainhouse with a gated driveway between the 2.

The large attached grounds have a variety of fruit trees and one part the vendor thinks could still be constructible. There are 2 gated driveways so parking shouldn't be an issue.

*Roof done in 2018

NOTES