

A charming detached stone house in very good condition within a five minute drive of Saillat sur Vienne and the thriving town of Chabanais. The town of...

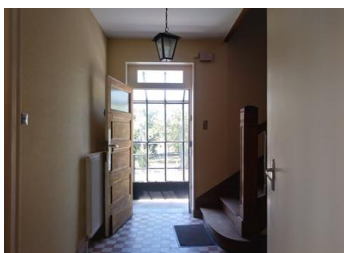
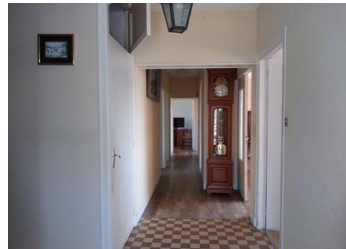
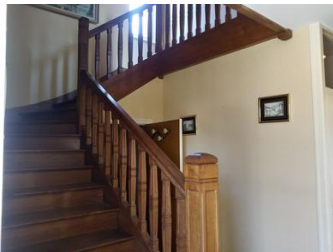


INFORMATION

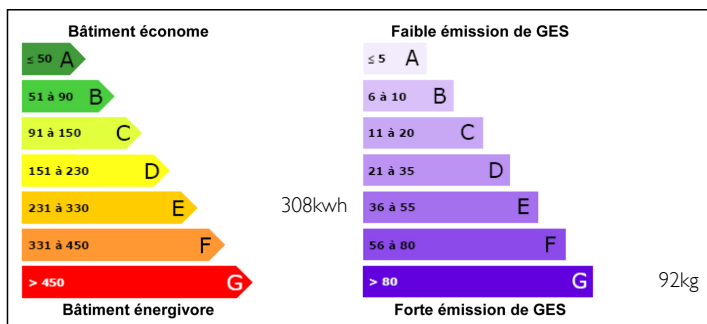
Town:	ETAGNAC
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1015 m2

IN BRIEF

Built in 1963, this former family home is light and airy with gorgeous views of the open countryside. The house benefits from a brand new roof. The sellers have refreshed the property by repainting etc and a new owner would find that the house would require only minimal updating.



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

The owners would consider upgrading the septic tank subject to negotiation. They have installed a new roof and have repainted both the interior and exterior at their own cost.

Every window looks out at the countryside. The garden is small and manageable with fruit trees, rose bushes and mostly laid to lawn. The loft space runs the width of the house and could be converted to additional bedrooms, bathroom or workspace.

There is a large garage and workshop on the ground floor.

There is a small commercial workshop to the back of the property but they are not noisy and do not disturb the current owners.

Etagnac is a short drive from Limoges and Bellegarde Airport with regular flights to the UK. The nearest town is Chabanais which is five minutes' drive away and where there are three boulangeries, two traiteurs, two charcuteries, three boulangeries, two banks, two insurance agencies a chain supermarket, bars and restaurant and schools.

NOTES