

Fully renovated 3 bed mainhouse and 3 bed 2nd house on 1.5 acres



INFORMATION

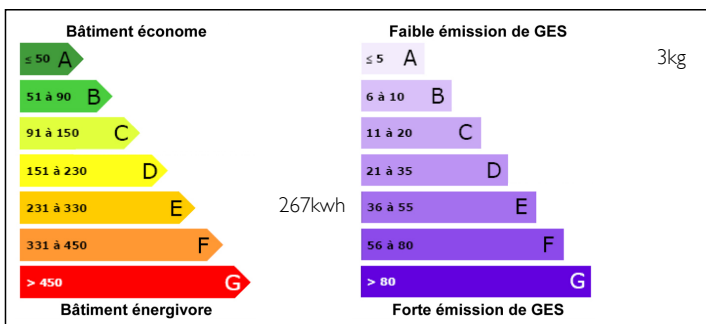
Town:	ETAGNAC
Department:	Charente
Bed:	6
Bath:	2
Floor:	0 m2
Plot Size:	6202 m2



IN BRIEF

Situated in a peaceful spot but just 10km from the lively town of St Junien and 2.6km from a fabulous golf course. Ready to move into with no work to do, ideal for a someone wanting a ready made business or wanting a 2nd house for family.

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

HOUSE 1

ground floor:

Fitted kitchen/diner with woodburner (24m²)

Living room with woodburner (16.61m²)

Bedroom 1 with sink & shower

WC

Bedroom 2 (11.17m²)

Storeroom (9m²)

first floor:

Bedroom 3 (17.29m²) with ensuite bathroom (shower, basin,wc)

HOUSE 2

ground floor:

Dining room (9.4m²) with door onto terrace

Fitted kitchen (6.8m²)

Living room with woodburner (24m²)

Bedroom 1 (12.4m²)

Storeroom

first floor:

Bedroom 2 (15.46m²)

Bedroom 3 (13.4m²)

Bathroom with bath, basin and wc

Old house to renovate comprising 2 rooms and an attic

Barn inbetween house 1 and house 2

Paved terrace to the rear of the house with BBQ area. The established garden is all to the rear of the house and has an above ground pool, a small fish pond and an orchard. There is a designated car parking area to the side of the house.

The vendor rents house 2 successfully as a gite and this will be sold furnished.

There are 2 conforming fosse septiques, one for each house and the property is mostly double glazed.

NOTES