

Spacious family or holiday home, in a very quiet hamlet of the Charente, close to the market town of Chalais. At 30 mn from Angoulême (TGV station), and...



INFORMATION

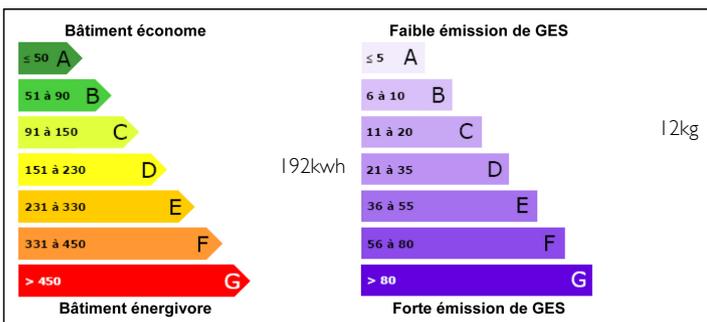
Town:	RIOUX MARTIN
Department:	Charente
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	421 m2

IN BRIEF

Very well maintained property, in need of a cosmetic upgrade, but with a very healthy base and a good structure. All the rooms have very nice volumes, and high ceilings. Beautiful setting.



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 property is composed as follows:

A small courtyard of 150 m², with a shelter for the car, leads to the main entrance, opening on a landing of 9m², with to its left, a living room on wooden floor and beams, of 28 m². It have a nice stone fireplace.

On its right, a large dining room of 21 m² on tiled floor, with a stone fireplace, exposed beams, and following, a very large kitchen of 23 m², also with fireplace.

Behind the kitchen, a workshop of 22 m² is under renovation, and further, there is an office of 18,5 m², of which a door window opens on a summer kitchen.

A beautiful staircase leads to the first floor, where there are two huge bedrooms on laminated floors, both of 26,5m², separated by a bathroom of 8,25 m².

- New double glazing
- Roller shutters (mechanical)
- Geothermal heating
- Air conditioning
- Rental potential
- Quiet, but not isolated because close to schools, supermarkets, and all amenities.

NOTES