

Three bedroomed stone house with courtyard garden in quiet hamlet



INFORMATION

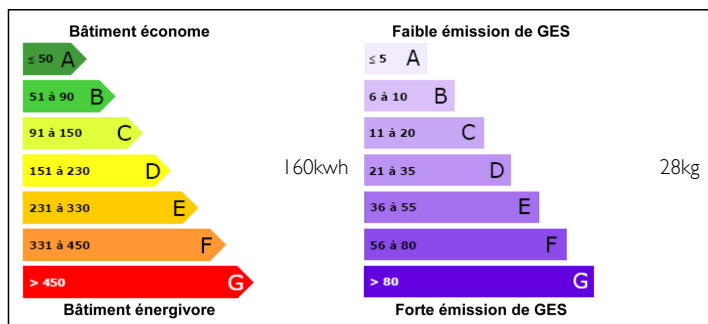
Town:	FONTCLAIREAU
Department:	Charente
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	390 m2



IN BRIEF

This cottage, sitting in a quiet hamlet yet within walking distance of shops & restaurants has been renovated to a high standard with double glazing, gas central heating etc. whilst retaining its rustic features of exposed beams & stone walls throughout. With the use of velux windows & patio doors it has a bright & luminous interior & offers easy maintenance for a lock up and leave holiday home or permanent residence.

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 consists of

fitted kitchen 22sqm with cosy woodburner set into traditional Charentaise fireplace, views over rear garden

sitting room of 26sqm with patio doors to courtyard & utility room off. Being next to the kitchen it could easily be utilised as a dining room

living room of 33sqm with patio doors to courtyard, fireplace with insert & beamed wooden mantel. The insert ducts warm air upstairs.

From the sitting room, a staircase takes you upstairs to a large open landing, part of which has a glass panel floor to add to the bright open ambience. Here you will find an open bedroom area plus bathroom. The second bedroom is 20sqm with dressing room.

A second staircase leads upto the third bedroom of 14sqm with en-suite bathroom.

Outside in the courtyard is a covered summer terrace with power & water connected for al fresco dining, plus hangar & shed for storage. To the side of the house is a separate garden area. The fosse was installed 2014.

The market town of Mansle, sitting on the River Charente is a walk away, where you will find shops, supermarkets, restaurants etc. There is a bi-weekly market & bus service. The city of Angouleme is approx. 30 minutes away, whilst both Poitiers & Limoges International Airports are approx. one hour.

## LOCAL TAXES

Taxe foncière: **850 EUR**

## NOTES