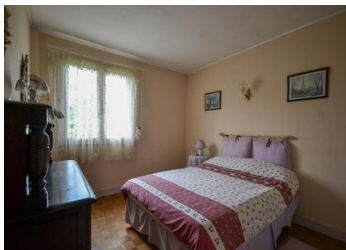


A 4 bedroom, 2 bathroom bungalow, large sloping garden, no close neighbours!! - Easy to maintain, stunning views!



## INFORMATION

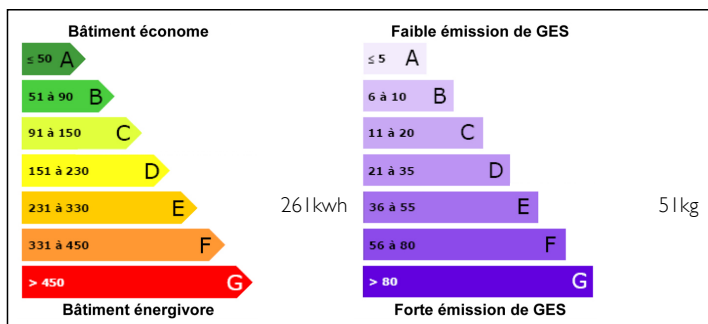
|             |          |
|-------------|----------|
| Town:       | MOUTON   |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 127 m2   |
| Plot Size:  | 3850 m2  |



## IN BRIEF

A detached bungalow with three double bedrooms and a single bedroom/office, 2 bathrooms, a large lounge/dining room and a fully fitted kitchen. With a bit of modernisation this house would make a very comfortable family home or a great holiday home. It has potential oil central heating (the boiler needs repairing). The nearest main town is Mansle, just 9 minutes away, with its weekly markets, supermarkets, boulangeries, bars and restaurants, with road links via the RN10 to Angoulême/Bordeaux, Poitiers and Paris. Poitiers (86kms), Limoges (82kms) and Bordeaux (158kms).

## 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 house in more detail:

- Entrance hall - leading to all rooms.
- Lounge/dining room (45m<sup>2</sup>)
- Kitchen (12m<sup>2</sup>)
- Bedroom 1 (11.5m<sup>2</sup>)
- Bedroom 2 (11.5m<sup>2</sup>)
- Bedroom 3 (11.5m<sup>2</sup>)
- Bedroom 4/office (7m<sup>2</sup>)
- WC
- Bathroom - with bath with shower above, basin and Bidet
- Shower room - with corner shower, wash basin and WC.

Attached to the house is a garage/boiler room.

Outside:

A front garden with many established trees and shrubs with views across the valley, a driveway right up to your front door and garage.

A greenhouse.

A large back garden mainly laid to lawn with many fruit trees.

Next to the garage is a very useful covered storage area where the oil tank is housed.

## LOCAL TAXES

**Taxe foncière: 210 EUR**

## NOTES