

Four bedroom property in rural Charente region. Four further rooms to the rear of the property to renovate



## INFORMATION

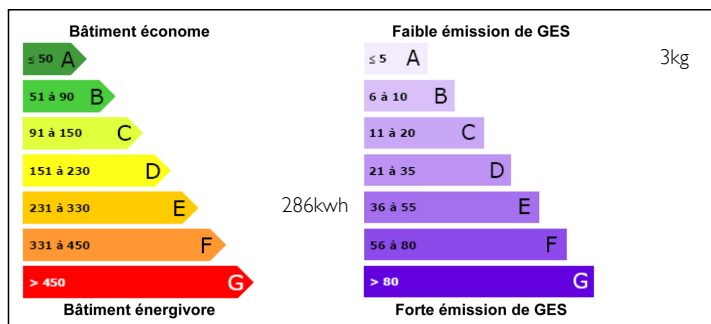
Town:	Abzac
Department:	Charente
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	300 m2

## IN BRIEF

Rural France with opportunity to expand, if required. A property which would benefit from a little refresh, packed with character and features.



## 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.



## LOCAL TAXES

Taxe foncière: 458 EUR

## NOTES

## DESCRIPTION

Front door into large kitchen / dining room (35m<sup>2</sup>).  
Wood stove heating system for radiators throughout the property.

Shower room to the rear (3m<sup>2</sup>)

Lounge (32m<sup>2</sup>) with original wood beams and door to side terrace

Character stairs to first floor from the dining room.

Bathroom with bath, sink and wc (4.5m<sup>2</sup>)

Bedroom one \*17m<sup>2</sup>) with fitted robes

Bedroom two (10m<sup>2</sup>) with feature stone arch.

Could also be an office

Bedroom three (14m<sup>2</sup>)

Bedroom four (12m<sup>2</sup>), double glazed window

Door from this landing to the four rooms to the rear of the property. To be renovated.

First floor has two rooms of 29m<sup>2</sup> and 21m<sup>2</sup>.

Stairwell to ground floor with two rooms of 19m<sup>2</sup> and 21m<sup>2</sup>.

Door to terrace area.

The two ground floor rooms were connected to the main house, and can be opened up again to expand the property.

Obvious gite or bed and breakfast potential

Enclosed garden. Possibility for a car parking area.

Side terrace.

Fosse septique to be installed.

A lovely property, just five minutes from the riverside village of Availles Limouzine, with all amenities

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>