

Spacious 4 bedroom stone village house with garage and pleasant garden only a few minutes walk away.



## INFORMATION

Town:	Brillac
Department:	Charente
Bed:	4
Bath:	1
Floor:	148 m2
Plot Size:	226 m2



## IN BRIEF

This charming stone house, offering spacious and flexible accommodation, needs some work but would make an ideal family home, or equally an excellent lock up and leave holiday home with rental potential. It briefly comprises: on the ground floor: entrance hall, kitchen/dining room, living room and toilet. Access to the cellar. On the first floor: 4 bedrooms and bathroom. Stairs leading to a convertible attic space. The house benefits from oil-fired central heating, fireplace with insert and mains drainage. Newly fitted double glazing throughout with electric shutters. Situated in a tranquil rural village which offers a good range of local facilities. Full facilities and services are available at Confolens (12km) Limoges airport is an easy 40 minute drive away (50km) providing excellent links to and from the UK.

## ENERGY - DPE



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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

This imposing stone house offers approximately 148sqm of living space. The layout is as follows: Front door into entrance hall (9m<sup>2</sup>) with a door to the left opening into the lounge (34m<sup>2</sup>) a large light room with original wood flooring and a stone wall feature. To the right a door leads into a large room currently with a dining area (25m<sup>2</sup>) housing a fireplace with an inset wood burner. The kitchen area (5m<sup>2</sup>) requires renovation, but the room is a good size and offers great potential to expand or reconfigure. There is currently a wc and wash basin, along with storage space to the rear of this room (4m<sup>2</sup>). At the end of the entrance hall a staircase leads to the cellar and the boiler room which houses the oil tank and oil fuelled boiler.

Also at the end of the entrance hall a wooden staircase leads to the first floor where you will find four bedrooms and the bathroom. There is original wood flooring throughout this floor. Bedroom one (22m<sup>2</sup>) with 2 windows and two radiators. Bedroom two (12m<sup>2</sup>) is accessed through bedroom one and could easily be converted into a dressing room/ensuite bathroom. Bedroom three (22m<sup>2</sup>) with two windows and two radiators. Bedroom four (13m<sup>2</sup>) Bathroom (5m<sup>2</sup>) with bath, shower fitting over bath, washbasin, wc and bidet.

A small flight of stairs leads to the loft area which spans the complete house floor plan. A large garage can be found...

## LOCAL TAXES

Taxe foncière: 825 EUR

## NOTES