

**UNDER OFFER.** Beautifully renovated stone 3 bed house. Small garden; walking distance to amenities.

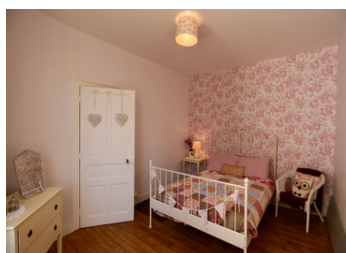
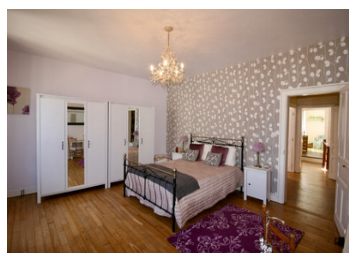


## INFORMATION

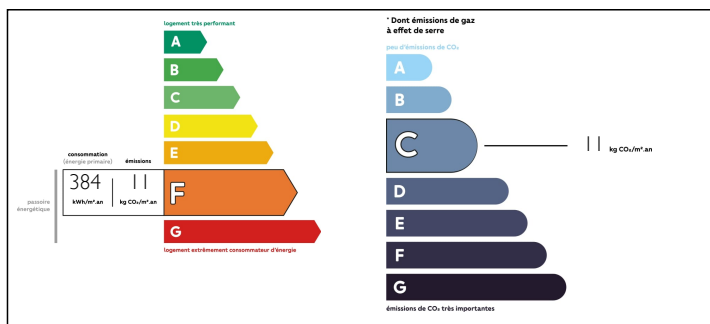
|             |           |
|-------------|-----------|
| Town:       | Massignac |
| Department: | Charente  |
| Bed:        | 3         |
| Bath:       | 2         |
| Floor:      | 115 m2    |
| Plot Size:  | 220 m2    |

## IN BRIEF

A deceptively spacious stone 3 bedroom house in the centre of the lively village of Massignac. Tastefully renovated, this beautiful old house boasts, on the ground floor, a spacious lounge, an open plan kitchen/dining room, ground floor bedroom, shower room and separate toilet. On the first floor are two generously proportioned bedrooms and a family bathroom. Amenities (bakery, cafe, popular bar restaurant, post office, small épicerie/tabac, doctor and pharmacy) are all within walking distance. A popular adventure park is less than 2km away and an ideal day out. A tourist office can be found in the centre of the village and there is even a Michelin star restaurant at the Domaine des Etangs on the outskirts of the village. The lakes of the Haute Charente, popular for water sports, are nearby and an international 18 hole golf course is about 15km away. Limoges airport is 50km away and Angoulême...



## 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.



## LOCAL TAXES

Taxe foncière: 620 EUR

## NOTES

## DESCRIPTION

Situated near the centre of the lively village of Massignac, this deceptively spacious old stone 3 bedroom house has been beautifully renovated and maintained and is ready to move into. It is even available furnished!

Located in a quiet street just around the corner from the road though the village, this former post office is within walking distance of amenities and offers over 110m<sup>2</sup> habitable space, a small garden, private courtyard terrace (30m<sup>2</sup>) and covered off street parking/ car port behind the house.

The ground floor comprises:

- Entrance hallway.
- Lounge with wood burner (22m<sup>2</sup>).
- Open plan Kitchen/ Dining room (20m<sup>2</sup>) with terrace and garden access.
- Bedroom 1 (9m<sup>2</sup>) with a view over the terrace.
- Shower room.
- WC

A wooden staircase leads to the first floor which comprises:

- Master bedroom (23m<sup>2</sup>).
- Bedroom 3 (13m<sup>2</sup>).
- Family bathroom with bath and WC (12m<sup>2</sup>).

An attic of 45m<sup>2</sup> is at the top of the house and could be renovated to add more habitable space.

Outside, there is a private terrace at the back of the house and a small south-west facing garden that leads to a carport/ covered off street parking area. There are also two small outbuildings that are used for storage.

The roof was done in 2014 and the house is on mains drains.

A lovely old stone house that has been beautifully renovated and is within walking distance of amenities

- ticks a lot of boxes, doesn't it?