

**UNDER OFFER** village house, 4 bedrooms, private parking, garages, yard. Close to leisure lakes.



## INFORMATION

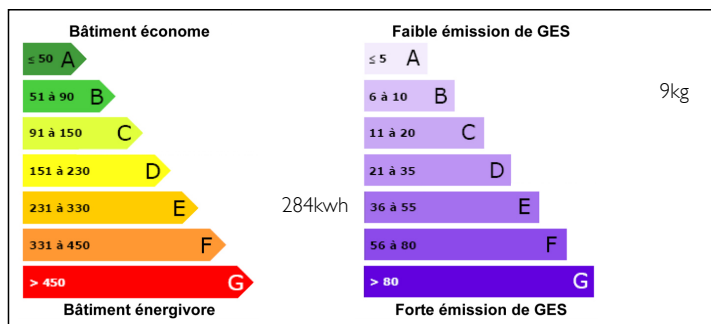
Town:	Lésignac-Durand
Department:	Charente
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	310 m2

## IN BRIEF

Very well renovated, furnished, village house. An ideal family home or lock-up-and-leave holiday home, in the pretty village of Lesignac Durand which has a bar, restaurant, small shop, petrol pumps and French furniture boutique and is very close to the lake du Mas Chaban and the leisure lakes with beaches. Conveniently placed for Chabanais, Roumazières, Chasseneuil, La Rochefoucauld and just 4 kms from the village of Massignac with many local amenities and doctors.



## 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

Ground floor.

Door to storage room / utility room which could easily be made into a separate accommodation for letting, kitchen with entry door, bathroom with WC, sitting room with wood burner, bedroom / office.

On the first floor there are three double bedrooms and a WC.

Outside, but not attached, are an enclosed courtyard, 4 garages and a hangar for a camper van.

16 minutes to the town of Chabanais on the river Vienne

39 minutes to Limoges airport and 49 minutes to Limoges City.

48 minutes to Angouleme city with fast train link (TGV)

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

## NOTES