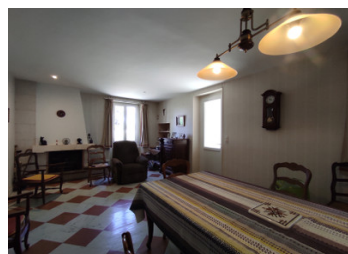


Village house with a living room, 6 bedrooms, an office, a veranda and a beautiful garden and outbuildings



INFORMATION

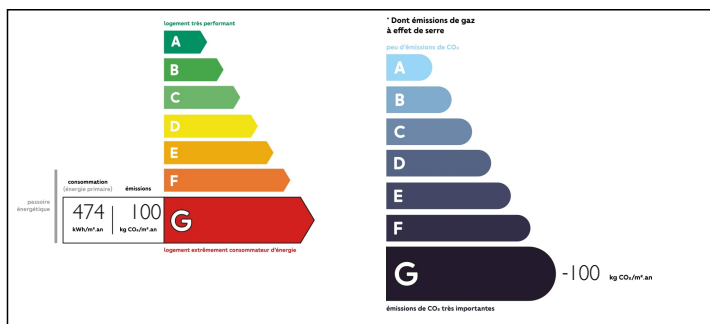
Town:	Bioussac
Department:	Charente
Bed:	6
Bath:	2
Floor:	190 m2
Plot Size:	1684 m2



IN BRIEF

Charming village house with lots of rooms to refurbish and redecorate to your taste. Many bedrooms (6) and an office for a large family or a vacation home. Its bucolic environment gives a very pleasant touch to this house. Rest in the veranda overlooking a beautiful flowered courtyard with large outbuildings that can be renovated for projects. A very nice garden with trees. A village house at 7 minutes from all amenities (RUFFEC) and at the same time in the countryside. Fioul and wood. VIDEO ON REQUEST

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

On the ground floor

- A Living room/ dining room: 28,28m² with its fireplace
- A fitted kitchen: 11,89m².
- Wc: 0,73m² with a fireplace
- Hall: 10,78m² with its wood stove
- An office: 11,40 with cupboard
- A bedroom 1: 11,25m² with its fireplace
- A storeroom: 10,11m².
- A direct access to the attic (attic 50m²) nice project for renovation
- A room 2: 20,58m² with a cupboard
- A corridor: 11,37m² with its large cupboard
- A Bathroom: 8,48m² with a nice Italian shower and bathtub
- A bedroom 3: 17,40 with floor

On the FIRST FLOOR:

Accessed by a nice wooden staircase:

- A room 4: 20,04m².
- A room 5: 15,52m² (law carrez: 5,26m²)
- A room 6: 11m² (law carrez: 4,64m²)
- A bathroom: 3,22m² with bidet and Wc

OUTSIDE

- A veranda: 14m².
- 3 outbuildings for storage or projects.
- A beautiful courtyard with flowers
- A fenced garden with 3 entrances

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

NOTES