

Charming stone village house & separate garden. Close to the leisure lakes.

EXCLUSIVE



INFORMATION

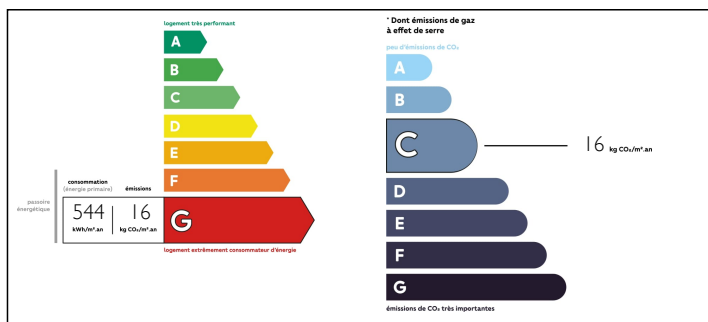
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	1
Bath:	2
Floor:	75 m2
Plot Size:	715 m2

IN BRIEF

Situated in a pretty village in a quiet area is this semi-detached property. The garden is just a short walk away. There is a bar/restaurant in the village and a primary school, Chabanais town on the river Vienne is 10 minutes drive and has a supermarket and many amenities including a weekly market. Massignac village is 10 minutes drive and has a doctors surgery, restaurant, cafe, boulangerie, post office, pharmacy and primary school.



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

The house comprises: On the ground floor: open plan kitchen, dining /sitting room with wood burner, utility room, shower room and WC. A feature chestnut staircase leads to the 1st floor sitting room with woodburner, bathroom with WC. 2nd floor: large family bedroom with corner WC. The house could easily be reconfigured to have two or possibly more bedroom space, there are many period features and the property has lots of charm. The fenced and gated garden 715m2 area is a short walk from the house, as the house is situated in a very quiet area a bistro table and chairs can be used outside to facilitate al-fresco dining. The river Charente runs through the valley below the village (no flood risk) and there are limitless walks and tracks in the surrounding area.

Angouleme city with fast train link: 46 minutes.

Limoges airport: 35 minutes

LOCAL TAXES

Taxe foncière: 152 EUR

Taxe habitation: 95 EUR

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

NOTES