

Spacious 4-bedroom house in a quiet rural hamlet. Attached garage and non-adjoining garden.



## INFORMATION

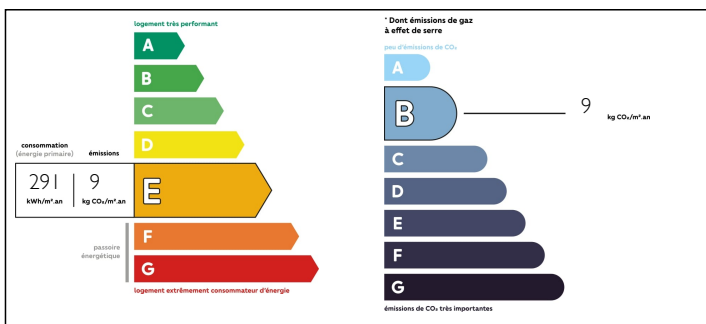
|             |          |
|-------------|----------|
| Town:       | Abzac    |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 164 m2   |
| Plot Size:  | 365 m2   |

## IN BRIEF

This spacious 4-bedroom property is set in a peaceful rural hamlet 4 km from a lively village with a local multi-purpose shop/café/bar/petrol station. The attractive medieval town of Confolens is 17 km away and Limoges airport is just under an hour's drive away. This property is perfect as either a permanent or lock up and leave holiday home. It offers family sized accommodation whilst easy to maintain.



## 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 layout is as follows:

Courtyard to the front and covered veranda.

Front door into hallway.

Lounge (25m<sup>2</sup>) to the left. Dual aspect.

Kitchen / dining room to the right (20m<sup>2</sup>) with fitted units, wood burner space and door to conservatory to the front of the property.

Conservatory (11.5m<sup>2</sup>) has electric roller shutters and double doors to courtyard

Bathroom off kitchen, with bath, sink unit.

Room / Office (14m<sup>2</sup>) to the rear of the property.

Door through to rear kitchen / boiler room (6m<sup>2</sup>).

Bedroom two (25m<sup>2</sup>), behind lounge.

Separate wc under stairs

First floor:

Bedroom two (18m<sup>2</sup>) with doors to other bedrooms

Bedroom three (14m<sup>2</sup>)

Bedroom four (23m<sup>2</sup>)

Attached garage to the rear of the property. Can be accessed by the rear kitchen or outside. Storage space above garage.

Separate garden is a one minute walk away.

Double glazed

Septic tank to be installed. Quote obtained.

Electrics redone.

## LOCAL TAXES

Taxe foncière: **550 EUR**

## NOTES

-----

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