

Lovely spacious French style home with enclosed walled garden. Views to surrounding countryside

EXCLUSIVE



INFORMATION

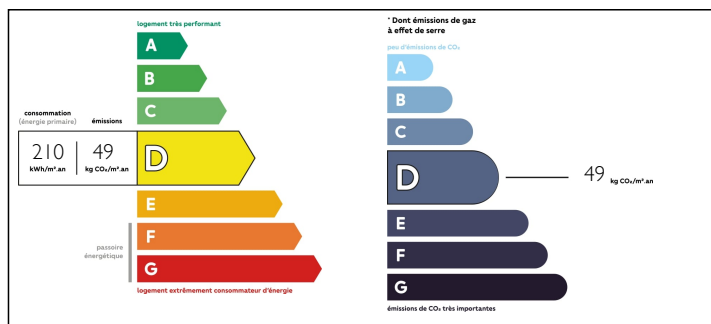
Town:	Charmé
Department:	Charente
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	2000 m2

IN BRIEF

This pretty, renovated, stone house offers space and light. It is located in a hamlet not far from Aigre, Mansle and Ruffec. Easy access to airports at Bordeaux, Poitiers and Limoges. It's a 3 to 4 bedroom house offering en-suite guest bedroom and a beautiful large reception room with sliding doors to the south facing patio. There is central heating and double-glazing throughout. Large garden. There is a sweeping driveway and ample space for parking which leads you to the main entrance. The house overlooks farmland in a quiet rural location.



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 Entrance hall 12m² opens out into a vast Living Room of 60m². Throughout this space it is laid with quality wood flooring and you have a magnificent oak beam dominating the high ceiling of this room. The sliding French doors open to a patio and outdoor entertainment space.

To the right, just off the entrance hall is the guest bedroom 17m² with en-suite shower room and WC - 4m².

Downstairs WC off the living area.

Also, on the ground floor there is a spare bedroom or work room 21m², light and airy with door to exterior.

Kitchen 28.5m² fully fitted country-style units with island and understairs cupboard. Door to exterior walled garden.

Stairs to first floor - traditional wood flooring throughout.

Corridor leading to landing and office space 7.58m².

Bedroom 9.62m² with built-in wardrobes.

Family Bathroom 7.47m² with bath, shower, hand basin and WC.

Master Bedroom 22m² with views to countryside.

Outside

Walled garden with outbuildings and wood store.

Orchard

Garage/Workshop 23m².

Early viewing recommended. An excellent property ready to move into.

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

LOCAL TAXES

Taxe foncière: 1009 EUR

NOTES