

“Maison de maitre” style, 2 bed village house, with walled garden, garage and private parking.

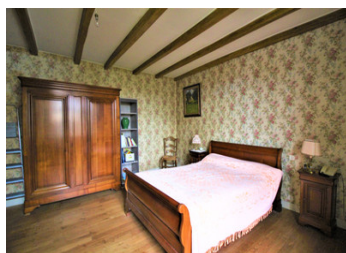
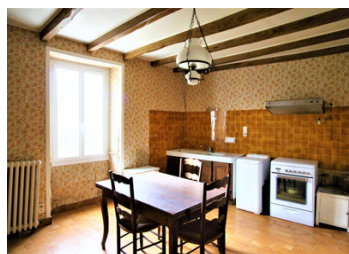


INFORMATION

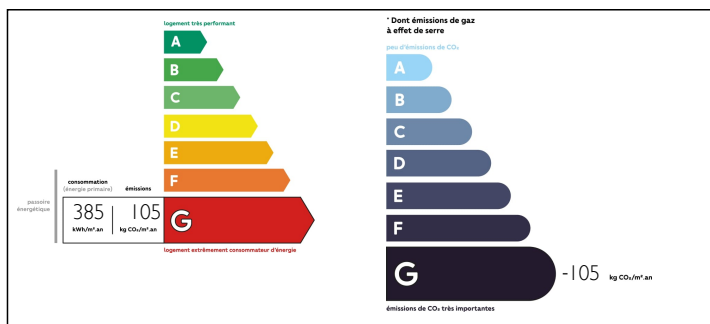
Town:	Charmé
Department:	Charente
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	475 m2

IN BRIEF

This charming and well proportioned “Maison de Maitre” style property, is in need of some general upgrades. The property benefits from oil central heating, potential to make extra bedrooms, good size garage (could house a camping car) ideal to lock up and leave. This village property is ideally situated in the heart of a popular village, with walking distance to village amenities such as school, post, bus stop, church, recreation ground and mushroom farm. The village is ideally situated only 12 km from the market town of Ruffec and Aigre and 2.5 km from the popular village of Tusson. The location of the village benefits from being on the popular pilgrim's route “Saint Jacques de Compostelle” with its 12th century church. Surrounded by vineyards and sunflower fields in summer, this is an area popular with tourists, cyclists, archeologists and historians.



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.



LOCAL TAXES

Taxe foncière: **650 EUR**

NOTES

DESCRIPTION

This little gem of a property with its original charms benefits from good-sized living accommodation : Enter the property on the first floor : entrance hallway with tiled floors, staircase leading to the first floor and downstairs WC with hand basin. To the Left is the kitchen with fitted units and to the right of the entrance hallway is the sitting room.

1st floor: Landing, bathroom with bath, WC and sink. 2 good size double bedrooms, stairs leading to the 3rd floor.

3rd floor: Landing, 2 large attic rooms and one smaller / box room. These could be made into additional bedrooms.

First floor - Kitchen 20.17 (M2)

First floor - Entrance 6.7 (M2)

First floor - WC 2.7 (M2)

First floor - Living room 21.3 (M2)

First floor - Staircase 2.33 (M2)

2nd floor - Landing 2.2 (M2)

2nd floor - Bedroom 1 22.33 (M2)

2nd floor - Bathroom/WC 5.15 (M2)

2nd floor - Bedroom 2 22.67 (M2)

(3 further rooms in the attic.)

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