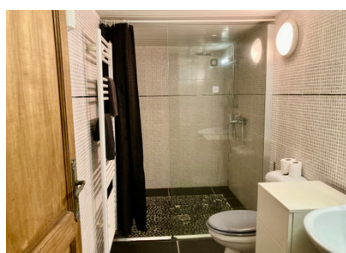


Charming Cottage 4 bedrooms- 2 shower rooms - Garden - Garage - 2km from Baignes

EXCLUSIVE



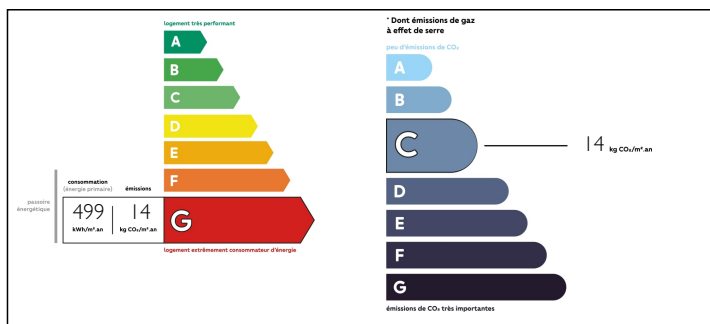
INFORMATION

Town:	Touvérac
Department:	Charente
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	6572 m2

IN BRIEF

Located in a quiet hamlet, Touvérac is a commune in the south-west of France, located in the department of Charente. Located 2km from Baignes, 10 minutes from Barbezieux Saint Hilaire, 1 hour from Bordeaux. This charming cottage house of 161m² offers space and tranquility. A covered terrace adjoining the dining room guarantees you pleasant moments outdoors. 4 bedrooms - 3 on the ground floor and 1 upstairs with shower room, dressing and a private terrace 22m² Wood beams Double glazing Septic tank Central heating with wood via its wood burner in the living room. Covered terrace 29m² with summer kitchen and a wc. Garage 38m² Land 6572m² - partially fenced Fiber available

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: 1425 EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

GROUND FLOOR

Floor: tile throughout

Large living space 65m² composed of a 38m² living room, a 15m² dining room and a 12m² kitchen. From the kitchen/dining room, you have direct access to the covered terrace of 29m² with its summer kitchen and an adjoining uncovered area of 25m². A wc is also located outside.

3 bedrooms of 15m², 9m² and 12m² respectively - the bedroom of 9m² to finish renovating. A bathroom with shower, sink and toilet of 5m²

UPSTAIRS

Wooden floor

a mezzanine of 11m²

a 15m² bedroom with adjoining shower room with shower, sink and toilet, as well as a dressing room of 5m². Direct access to a private terrace of 22m² with views onto the countryside.

OUTSIDE

Garden with trees and partially fenced

Garage of 38m²

Works expected : refreshments to update to your taste and renovation in the bedroom of 9m².

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