

Pleasant village house in a quiet area



INFORMATION

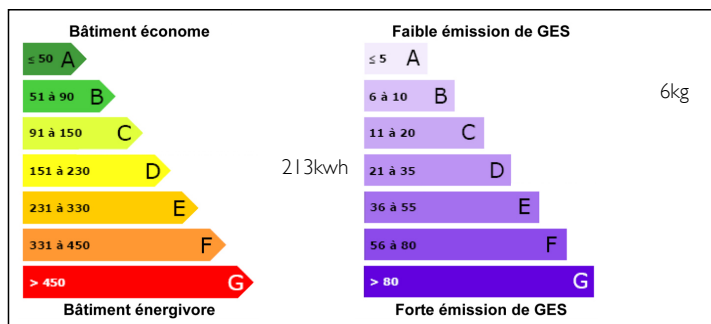
Town:	Grassac
Department:	Charente
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	464 m2

IN BRIEF

Pleasant semi-detached village house in the heart of the village, renovated with 464 m2 of land. It offers two bright bedrooms and can accommodate a third through work. This village house of 82 m2 is located in the heart of the village, close to a school, the town hall and a multi-purpose hall where activities for adults and children take place, a church dating from the 12th century. A school bus takes the children to the nursery school or CMI/CM2 in the neighbouring villages. The house is south-facing, but keeps its coolness in summer, and offers two bright bedrooms and can accommodate a third in the small barn overlooking the 437m2 garden.

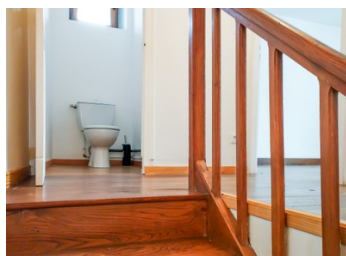


ENERGY - DPE



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: 470 EUR

NOTES

DESCRIPTION

You are welcomed to the property through a courtyard garden of 27m².

The entrance hall leads to a 28m² fitted kitchen which can accommodate the dining area and a wood burner.

A living room with a beautiful high ceiling of 23 m², leads to a bright hallway of 2m² /cloakroom with WC and shower of 8m².

Going upstairs via a beautiful wooden staircase and lovely parquet flooring on to two bright bedrooms and a WC. The first bedroom of 10m² has a large cupboard with two sliding doors.

The second bedroom of 11m² with a large dressing room of 2.30m².

The house has a parking space and two adjoining barns: a barn of 45m² in which the shower room and WC, the roof, wooden beams and stone walls are in very good condition.

The second barn of 9m² has a new roof and opens onto the garden of about 500 m².

This barn could be renovated to create a cosy bedroom overlooking the garden.

The garden of 437m² square with trees promises naps in the shade and barbecues with family and friends.

Heating is by wood burning stove and electric radiators. All windows are double glazed.

All measurements are approximate

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