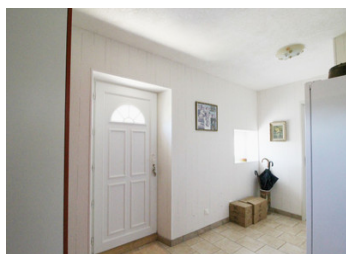


Character stone house with 5 bedrooms and 4 bathrooms. Private garden and in a village with amenities



INFORMATION

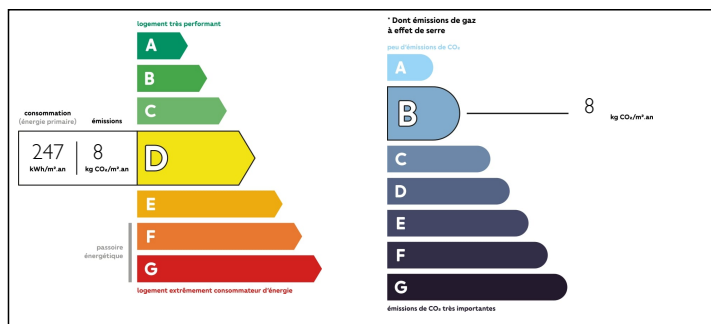
Town:	Verdille
Department:	Charente
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	1474 m2



IN BRIEF

In the centre of a charming village, within walking distance of its shops, lies this private and spacious stone house. This property benefits from a spacious living room, a kitchen, two bedrooms on the ground floor with a shower room, and three bedrooms on the first floor, all with their private shower room. Perfect for a large family or for anyone wishing to open a B&B. With two gates and two entrance doors, it would be possible to have a separate entrance and separate garden for the chambre d'hotes and the owners.

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 house in further details:

Gates open from the street into the private courtyard with ample of parking space.

Entrance into the property through the véranda.

Hallway

Living room (30 m2) with fireplace

Kitchen (12 m2) in bright fitted units and enough space for a dining table

2 Downstairs bedrooms (16,5 and 14,5 m2) - One of the bedrooms could easily be used as a dining room.

Utility room (24 m2) (could be the breakfast room for the chambre d'hôtes or an extra lounge)

Entrance hall (9 m2) with storage space

Fixed staircase to the first floor

3 bedrooms (19, 25, 23 m2), all with their own shower-room and toilet

Private walled garden without any overlooking neighbours.

Connected to mains drainage.

Heating through Heat Pump.

LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

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