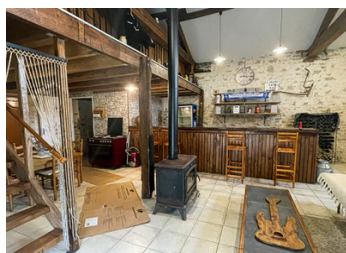


Ensemble comprising a fully renovated 2 bedroom house with independent gite set on 1777 m . Hamlet location.



INFORMATION

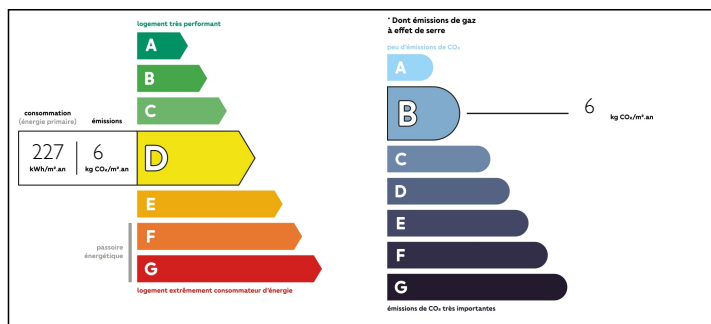
Town:	Abzac
Department:	Charente
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	1777 m2



IN BRIEF

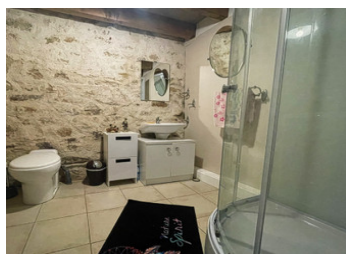
This delightful property, perfectly located in the heart of the Charente countryside, will tick all the boxes if you are looking for a more relaxed lifestyle and a potential rental income. This property has a lot to offer. A main house (77 m²) with an independent gite (80 m² footprint) An outbuilding either for storage or as a workshop and a carport (large enough to accommodate a motor home) Ideally situated between the popular riverside towns of Confolens and L'Isle Jourdain where you will find all services and amenities and 5 km from a charming village with all local shops, a bar, restaurant and doctors surgery. Limoges airport is an easy 50 minute drive away (58 km)

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 layout is as follows :

The ground floor comprises a modern fully fitted kitchen (20 m²) with a wood burner, a shower room (3,5 m²) a utility room (5 m²) a WC and a lounge (20 m²). On the first floor there are two bedrooms (12 m² 14 m²) and a storage area.

The barn has been converted into an independent gîte and was previously run as a bar. It comprises an open plan living/dining room, shower room and the former bar is still there.

Outside there is a large garden with a well in perfect working order with a recent pump.

This ready to move into house benefits from a compliant septic tank, roof in good condition, compliant electrical installation and double glazing.

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

LOCAL TAXES

Taxe foncière: 141 EUR

NOTES