

3 Bed Stone House with character. Attached barn. Private walled garden. Low maintenance, economical to run.

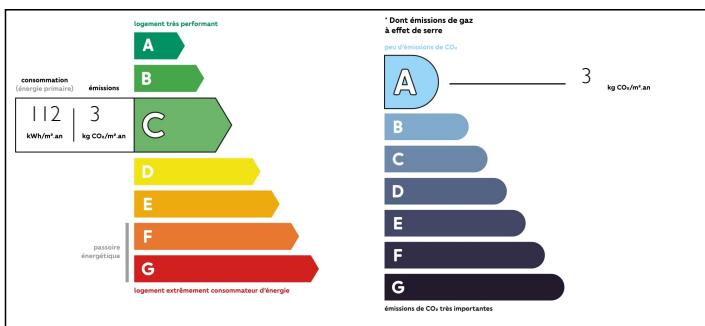


INFORMATION

Town:	Condéon
Department:	Charente
Bed:	3
Bath:	1
Floor:	170 m ²
Plot Size:	765 m ²



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 accommodation consists of the following:

ENTRANCE HALL (13.39m²) with W.C. and oak staircase to first floor. Storage cupboards under the staircase and door leading to **BARN**

SALON (35.29m²) Light and spacious room with an attractive chimney with working open fireplace. Natural stone walls. An opening has been created to extend into the barn (see 3rd photo behind mirror) if more accommodation is required.

KITCHEN/DINING ROOM (32.42m²) A selection of fitted storage cupboards with integrated oven. Island with gas and induction hob and extractor. Natural stone walls, stone chimney with working open fireplace and beamed ceiling. Glazed sliding patio door opens onto a **TERRACE** for alfresco dining. Door leading to the utility room.

UTILITY ROOM (15.58m²) plumbing for washing machine and tumble dryer, storage cupboards with worktop. **WATER SOFTENER**, hot water tank, and fuse board. Access to heat pump.

First floor with oak flooring throughout.

LANDING (6.69m²)

MASTER SUITE (29.69m²) with exposed roof timbers. Shower corner

BEDROOM 2 (14.31m²) with exposed roof timbers, Velux style window and small wall window.

BEDROOM 3 (15.48m²) with exposed roof timbers, Velux style window.

FAMILY BATHROOM (3.14m²) with bath, double sink unit, W.C. and heated towel rail. Velux style and wall window.

ATTACHED BARN with access from the road. Insulated roof panels with finished wood interior. Boarded access into the salon. This space offers so many ideas.

WALLED GARDEN fully enclosed with side gate for pedestrian access, also electric gates opening for car access to the...

LOCAL TAXES

Taxe foncière: **880 EUR**

NOTES