

Detached village house with river plot, barn and vegetable garden. Quiet setting in a cul-de-sac.

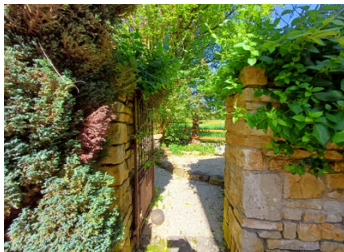


INFORMATION

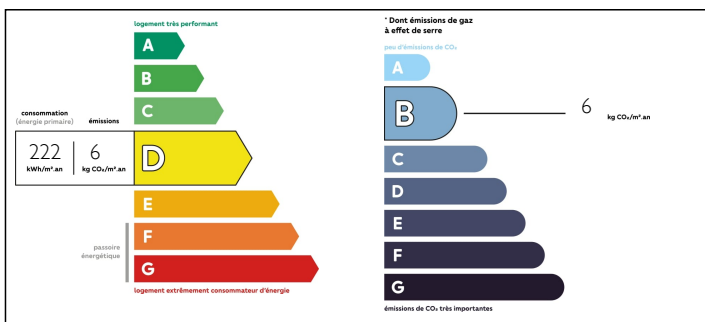
Town:	Aunac-sur-Charente
Department:	Charente
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	1239 m2

IN BRIEF

Detached Charentaise house, situated only a few minutes walk from the vibrant village centre. This is a very quiet lane, in a cul-de-sac, leading to a river. Vast open spaces surround the property with pretty views from the kitchen, living areas and bedroom. An enchanting location for a traditional 3 bedroom home with 3 spacious living areas. Amenities in the village, include a pharmacy and medical centre, post office, bakers, butchers, an elementary school and local bar. The nearest towns are Mansle 10 km, Ruffec 15 km and Angouleme 40 km for high-speed trains to Paris and Bordeaux. Accessible airports: Limoges 80 km, Poitiers 80 km, La Rochelle 130 km, Bergerac 150 km, Bordeaux 160 km.

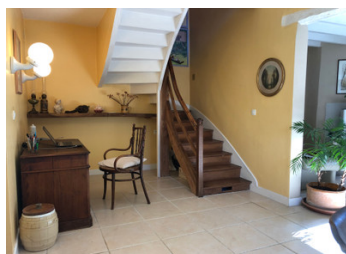


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 303 EUR

NOTES

DESCRIPTION

MAIN HOUSE

Entrance porch with WC and hand basin

Kitchen fully equipped with gas hob, electric oven and larder

Dining room with window to courtyard

Sitting room with window to front with open views to a field and wood pellet burner

1st Floor - Landing leading to main bedroom with a walk-in wardrobe and ensuite shower room, basin and WC

2nd bedroom with separate WC and basin

INDEPENDENT GUEST ANNEXE (accessed through door in living room)

Living room with exposed stone walls, exposed beams and log burner

Bedroom on mezzanine, with ensuite shower, basin and WC

Private terrace to the front

Individual parking bay

The front courtyard and garden to the back offer lovely areas for outdoor entertaining, with views across an enchanting field with grazing sheep, in a haven of peace and tranquillity. The barn opening onto the front courtyard measures 80 m². The roofs and frames on all 3 buildings are newly laid, as are all electrics and plumbing. The house also benefits from recently installed double glazing throughout.

A large vegetable plot, positioned across the lane, comes with the property. A few steps further, at the end of the cul-de-sac, an extra garden runs along the river, offering a romantic setting under an old fig tree.

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