

Offer Accepted Village house with a super sunny terrace, large back garden.



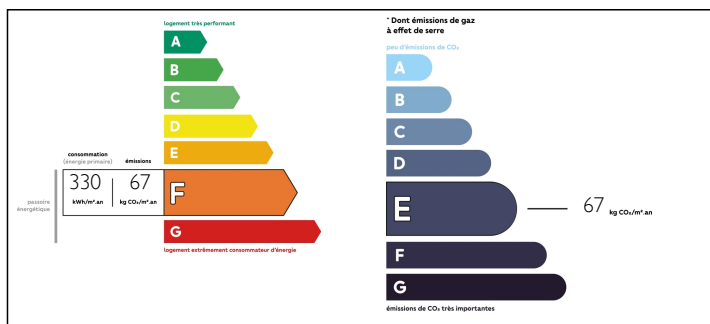
INFORMATION

Town:	Alloue
Department:	Charente
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	1100 m2

IN BRIEF

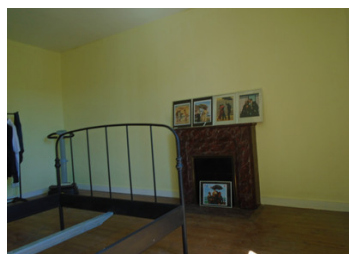
This super detached village house is the ideal permanent home offering 4 bedroom, 2 bathroom and 149m2 living space. It has a large sunny terrace, a vast garden to the rear of the property and additional gardens to the side of the house offering all day sunshine! There is oil central heating and partial double glazing. To the outside there is a large back garden with various fruit trees and a lean to which if opened up would make an excellent outdoor dining area. There is a well which is ideal for your vegetable 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.



DESCRIPTION

In more detail

On arrival at the property there is a garage which is currently being used as storage but there is ample space for your car/s. Leading from the garage is an understairs storage area, perfect for your coats, you could even have a small fridge or freezer and some storage shelves. This leads into the kitchen where you will find a range of fitted wooden units and a customised breakfast bar suitable for 4 people. There is a combined electric and gas hob and an electric oven. There is a wood burning cuisiniere, a dishwasher, and a fridge all of which will be left in the house upon the sale. There is a tiled floor.

From the kitchen there is an opened up wall into the dining room which is large enough to accommodate a large dining table and chair or alternatively you could have in addition a small sofa or have a designated office area.

Off the dining room is the lounge with its feature stone wall, traditional beams and oak flooring. There are French windows which offer a view to the side garden.

There is a downstairs laundry room with a door leading to the garden. It is equipped with a washing machine and separate sink. There is a tiled floor and an automatic light.

Leading from the laundry room is the downstairs shower room again with tile floor and tiled walls and a retro/vintage wc,...

NOTES