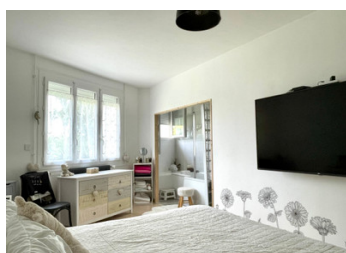
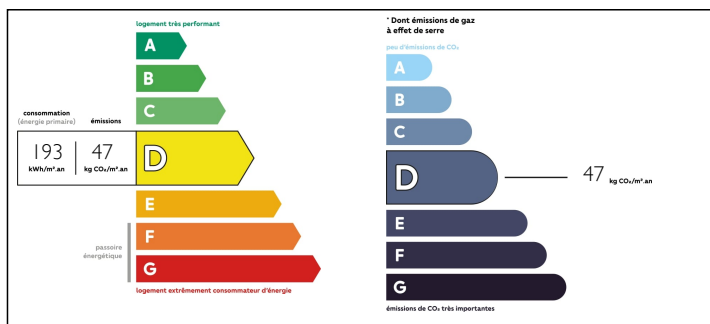


Riverside house on one level, fully restored, three bedrooms.



ENERGY - DPE



INFORMATION

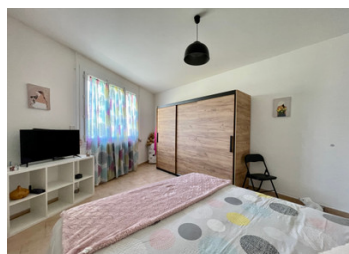
Town:	Marcillac-Lanville
Department:	Charente
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	1567 m2

IN BRIEF

This is in excellent condition, with a river view. It's a delight to be in a tranquil space. Spacious and bright living areas. A rare find being an old property and one level. The village is in walking distance with all amenities.

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 - Enter to the hallway with fitted storage. A large living room dining room with open fireplace and stone walls leads through to the kitchen with fitted units and doors out to the terrace overlooking the river.

From the hallway are 3 bedrooms all a good size including the master bedroom with bathroom and twin basins and separate WC.

Main shower room with utility area and separate WC.

Beneath the living area is a low height storage space accessed from the garden, giving air circulation to the underneath.

The floors are tiled, some walls are exposed local stone, all rooms have double glazed windows and electric roller shutters, central heating. Insulated. Individual drainage system.

Entrance 16 m2

Sitting room with dining area 38 m2

Kitchen 22 m2

Bedrooms 25 m2, 19 m2, 17 m2

Shower room 5 m2 with separate WC

Outside - A driveway at the side of the house, approx 3 m wide, leads to a large garden laid to lawn with fruit trees, river access and pontoon, veg plot. There is a patio outside the kitchen overlooking the garden and river which is suitable for fishing. The property has a certificate showing it is not in a flood zone.

Aigre is a market town with all of the facilities you will need locally - supermarket, cafe, restaurants, village shops, post office, garage and medical centre.

The nearest railway stations are at Luxe and Angoulême and the airports serving the area are Poitiers, La Rochelle,...

LOCAL TAXES

Taxe foncière: 563 EUR

NOTES