

Lovely village properties to refresh, either 2 X 2 bed or one 4 bed, very pretty not overlooked garden



## INFORMATION

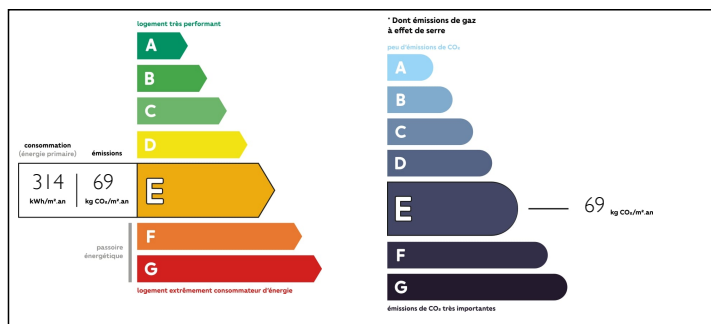
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	835 m2



## IN BRIEF

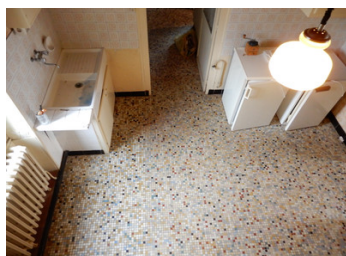
Hard to find, this is a very deceptive village property from the roadside: On the garden side of the property which is not overlooked you would think you were in the countryside with mature trees, fruit trees and lawn, the property is on the edge of Roumazières-Loubert (mentioned in the book Cockleshell Heroes) and is within walking distance of 2 supermarkets, doctors, garages, boulangerie, pharmacy, primary school, newsagents, leisure centre, swimming Lake & DIY.

## 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 property which was originally one 4 bedroom house and was then set up for two sisters to live side by side comprises:

Ground floor: Sitting room, kitchen, bathroom with WC, stairs to first floor with two bedrooms, the one with a WC.

Ground floor: Entry hall, shower room, large room currently with gas central heating system and previously used as a workshop, WC, sitting room, kitchen with stairs to first floor with two bedrooms.

Outside: To the side of the property is a small drive to the garage, there is a covered entrance to the garden which has a storage area and the original outside toilet, the area close to the house is terraced with traditional brick floor, covered terrace with storage area attached, lovely garden with mature trees, some fruit trees and laid to lawn, & not overlooked.

Walking distance to all amenities and leisure activities.

LIMOGES AIRPORT 41 minutes

ANGOULEME CITY with fast train link (TGV) 53 minutes

Poitiers city & AIRPORT 1hr23minutes

## NOTES

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