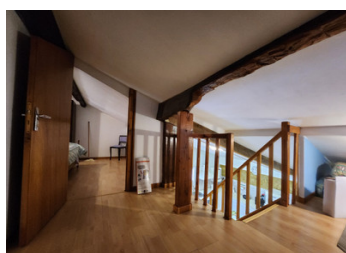


Pretty stone village house with enclosed garden and garage in rural area. Great price, don't miss it !



## INFORMATION

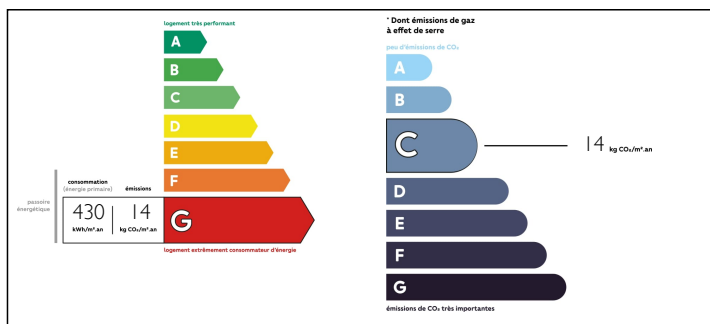
Town:	Barbezières
Department:	Charente
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	726 m2



## IN BRIEF

Small but with options, this lovely 3 bedroom stone cottage would offer a fabulous manageable holiday home in the traditional Charente countryside. All is in good condition if a little quirky. There is a good amount of private enclosed outdoor space and plenty of storage. Private parking and garage. Market town of Aigre is only 6kms distant. Cognac, Matha and the Maritime coast within easy driving distance.

## 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: 658 EUR**

**Taxe habitation: 435 EUR**

## NOTES

## DESCRIPTION

There is a pedestrian gate and vehicular access directly from the street into the front gravelled courtyard. To the rear of the house is a small easy to keep grassed garden area.

The house is composed as follows

Sitting room 27m<sup>2</sup> approx. with wood burner - the woodburner is not certified but perfectly functional.

Bedroom or office 10m<sup>2</sup>, window to front

Kitchen 20m<sup>2</sup> with sink and fitted units - double glazed windows and door in this room

WC

Shower room

Stairs from the kitchen lead to a small landing on the first floor. Space here is slightly compromised due to the low level roof space but leads into 3 reasonably sized bedrooms the largest of which is 11m<sup>2</sup>

Back to the ground floor and kitchen area - Door to summer dining room and covered seating area in turn leading to outside storage room 20m<sup>2</sup> and the back garden

There is a separate garage of 26m<sup>2</sup>

There are electric radiators in each room to supplement heating but it would be recommended to update these appliances.

Great price for a lovely traditional cottage which is fully habitable.

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