

Welcoming and cosy property with private garden and some outbuildings



## INFORMATION

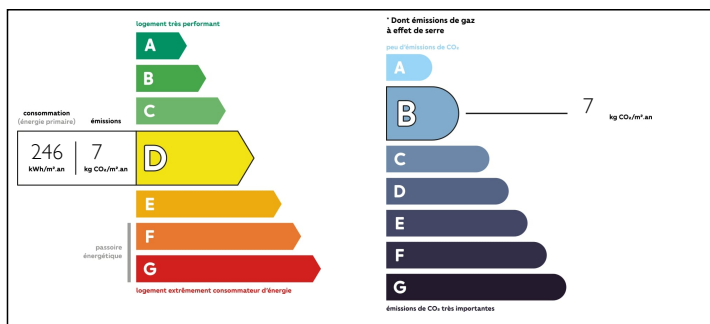
Town:	Longré
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	800 m2

## IN BRIEF

This bright and friendly home, situated in a quiet and pleasant location, strikes a balance between classic stone features and comfortable modern living. Enjoying a peaceful and private atmosphere with no overlooking views into the garden, the house comes equipped with recent upgrades such as a pellet boiler (2022) and double glazed windows. The diligent owner consistently improves the property and is transforming the first floor into more bedrooms. Adding to the convenience, a great restaurant is within walking 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: 550 EUR

## NOTES

## DESCRIPTION

Ground floor :

Kitchen / Dining room (30 m<sup>2</sup>)

Living room (21 m<sup>2</sup>)

Corridor (8 m<sup>2</sup>)

Bedroom (13 m<sup>2</sup>)

Shower room (6 m<sup>2</sup>)

Toilet

Garage / Utility room (20 m<sup>2</sup>)

The current habitable space is 86 m<sup>2</sup>, but the current owner is creating more bedrooms in the attic, which will result in a total surface of approximately 110 m<sup>2</sup>.

First floor :

Two rooms in the process of being renovated (10 and 13 m<sup>2</sup> standing height, but reaching a lot further into the eaves) and a third room that could also be added (13 m<sup>2</sup>).

Outbuildings :

Workshop (23 m<sup>2</sup>)

Cuisine d'été (13 m<sup>2</sup>)

Barn (30 m<sup>2</sup>)

The garden is completely walled and private. Hidden from overlooking neighbours. Quiet setting in a lovely village in the Charente.

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