

Detached stone house with two bedrooms, requiring renovation, featuring a garden and carport.

EXCLUSIVE

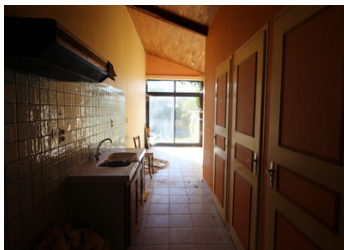


INFORMATION

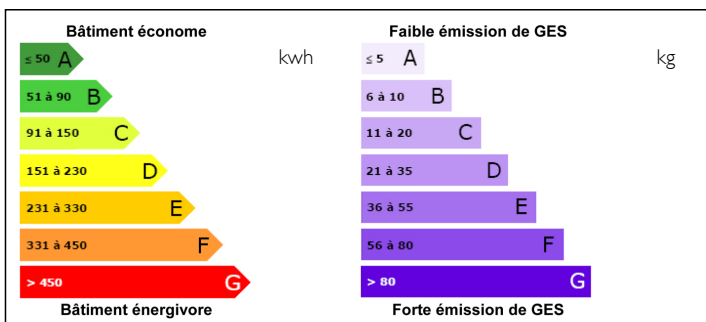
Town:	Empuré
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	650 m2

IN BRIEF

This delightful two-bedroom stone cottage, complemented by a garden and carport, is in need of some final touches. On the ground floor: you are welcomed into a spacious reception room, boasting exposed stone walls, a tiled floor, wood-burning stove, and beamed ceiling. An oak staircase leads to the first floor, and there is a door providing access to the rear garden. To the left, you'll find the current utility room/WC and a sun room/previous kitchen. Continuing to the right, two unfinished rooms offer potential for a kitchen and a generously sized lounge with a fireplace. The first floor comprises a WC, a corridor leading to two bedrooms with Velux windows, wooden flooring, and exposed roof timbers.



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 currently features two courtyard gardens, which could be combined into a larger garden, along with a vegetable garden opposite the property. There is private parking in the form of a carport.

This property would be ideal as a lock-up-and-leave holiday home or a permanent residence. It is conveniently located in a small hamlet, just 2 km from Villefagnan and its amenities.

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

NOTES