

Property with 1 main bedroom and a 2nd smaller bedroom / office in a quiet area between Aigre and Rouillac.

EXCLUSIVE

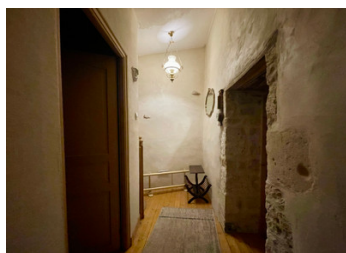


INFORMATION

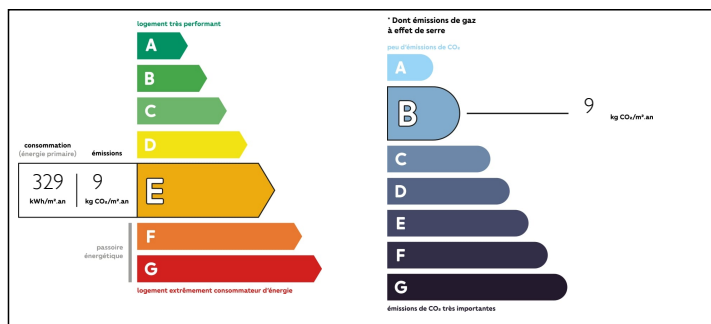
Town:	Val-d'Auge
Department:	Charente
Bed:	2
Bath:	1
Floor:	108.77 m2
Plot Size:	193 m2

IN BRIEF

Stone built property with good sized kitchen / diner and separate lounge on the ground floor. The kitchen leads to a large covered outdoor area. One large bedroom and a smaller office / bedroom together with shower room on the first floor. Outside is a walled courtyard with space for parking a car. It is situated between Aigre and Rouillac with shops a short drive away.



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

Kitchen, 28m² with fitted units, door to outside covered area, dining area and wood burner fire. Through to the sitting room 28m² with a second wood burner fire and stairs to the first floor. Wood floors. Covered area fully walled.

First floor - bedroom 1, 31m², room 2, 5m² of full height ceiling and further lower area. shower room 7.7 m² recently refurbished.

From the kitchen the outside covered area is 31m² with door to the front courtyard, This area could be used as extra summer living space or a courtyard garden..

The front courtyard is fully enclosed with double gates, enough space for off road camper and car parking.

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

NOTES