

Stone built property in St Fraigne, a historic village near Aigre



## INFORMATION

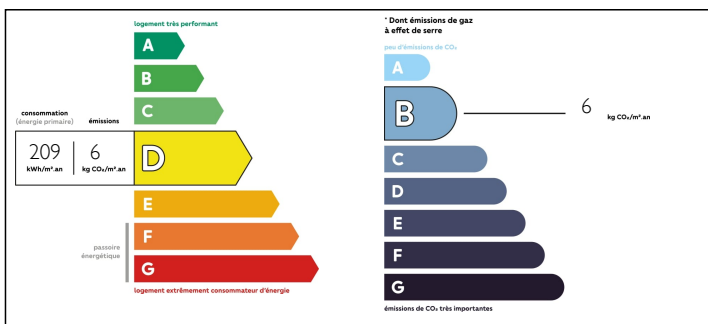
Town:	Saint-Fraigne
Department:	Charente
Bed:	3
Bath:	1
Floor:	148 m2
Plot Size:	1748 m2

## IN BRIEF

Fully restored property, with large reception rooms, stone walls double glazing and garden to the rear, perfect for breakfast on the terrace.



## 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

Enter into the kitchen which is a large room of 28m<sup>2</sup>, the kitchen has a dining area, large original fireplace now closed and insulated. An opening leads to the sitting room of 37m<sup>2</sup>, with a pellet burner, heating the entire property. French doors lead to the front garden.

A spacious shower room of 7.6m<sup>2</sup> with two sinks and walk in shower. WC.

Hallway with storage and a play area and a further dressing room.

The dressing room and part of the hallway were split to meet the family needs but could be changed back into a larger room of approx 14m<sup>2</sup> for a ground floor bedroom with shower next door.

Above the lounge is a mezzanine, L shape area of 14m<sup>2</sup>. This area is a play area and would make a comfortable office or reading room.

The bedrooms are 13, 9, 9m<sup>2</sup> which have some low height areas. There is a first floor WC.

The property is semi detached and has a large lawned garden, walled to the front.

The village has local shops, the nearest supermarket, garage, clinic are in Aigre.

## LOCAL TAXES

Taxe foncière: **661 EUR**

## 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>