

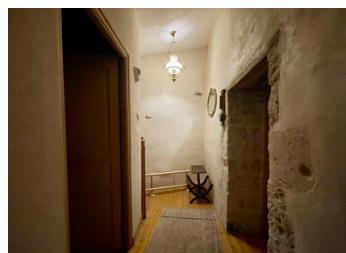
Property with 2 bedrooms between Aigre and Rouillac. Easy lock up and leave home. Val D'Auge, Charente

EXCLUSIVE



## INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	1
Bath:	1
Floor:	108 m <sup>2</sup>
Plot Size:	193 m <sup>2</sup>



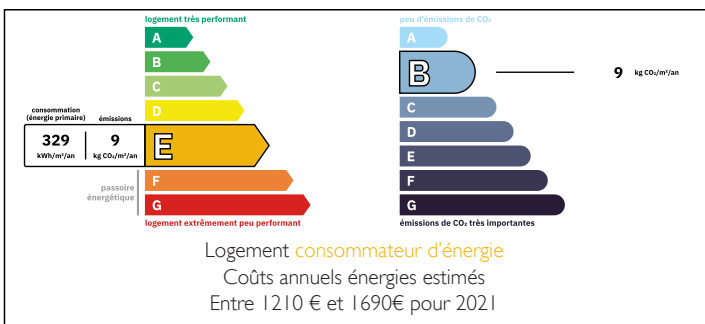
## IN BRIEF

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



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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, 29m<sup>2</sup> with fitted units, door to outside covered area, dining area and wood burner fire. Through to the sitting room 28m<sup>2</sup> with a second wood burner fire and stairs to the first floor. Wood floors. Covered area fully walled.

First floor - bedroom 1, 29m<sup>2</sup>, room 2, 9.75m<sup>2</sup> of full height ceiling and further lower area. Shower room 8.85 m<sup>2</sup> recently refurbished.

From the kitchen the outside covered area is 31m<sup>2</sup> 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.

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

## NOTES