

A stone built two bedroom cottage with open plan kitchen, dining and living area. Over three hectares of land.

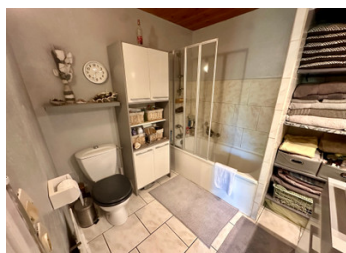


INFORMATION

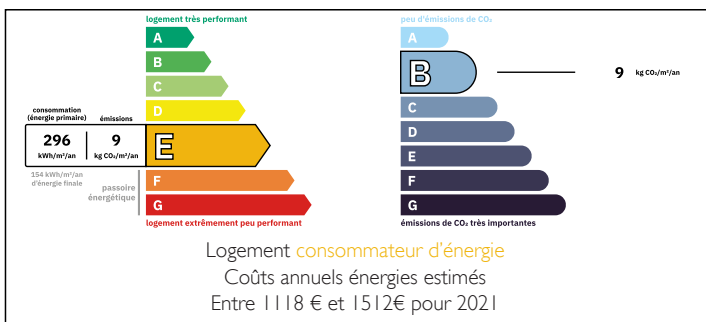
Town:	Saint-Vallier
Department:	Charente
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	31136 m2

IN BRIEF

A compact and easily manageable two bedroom stone-built property with double glazing throughout. Open plan entrance, living / dining room and kitchen have high ceilings to help give a sense of space. Large garden, outbuildings with development potential and three hectares with business potential.



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: 372 EUR

NOTES

DESCRIPTION

Set on the boundary between Charente (16) and Charente Maritime (17), this two bedroomed single-storey, stone-built country property was a former mill house and is set on the banks of the river Palais.

Double glazed throughout, double front door open into the spacious, tiled lounge / dining room with a raised, pine panelled ceiling. The well equipped kitchen is immediately adjacent and along a short corridor two bedrooms, bathroom and the utility room are to be found.

Heating is provided by a compact wood burning stove and electric heaters in the two bedrooms.

A large garden, mature trees and private, gated parking with easy access to the front entrance.

There are around three hectares of partially fenced, grassed pasture land (unencumbered and without rights of way).

LGV Passes within 200 metres but barely is noticeable inside and only audible for about fifteen seconds outside.

Dimensions:

Main house:

Living / Dining Room 7.0 x 3.4 metres

Kitchen 3.2 x 2.2 metres

Bedroom One 3.6 x 3.1 metres

Bedroom Two 3.6 x 2.7 metres

Bathroom 2.4 x 2.1 metres

Utility 2.1 x 1.3 metres

Outbuildings:

Office/Study/Workshop space 6.1 x 4.1 metres

Storage One 4.7 x 2.3 metres

Storage Two 7.1 x 2.3 metres

Shed 2.5 x 1.7 metres

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