LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A31964SHH16 Price: 150 000 EUR

agency fees to be paid by the seller

**UNDER OFFER ** 3-bed, 2-bath house with 1-bed annex, full of character. Manageable garden, in-ground pool,















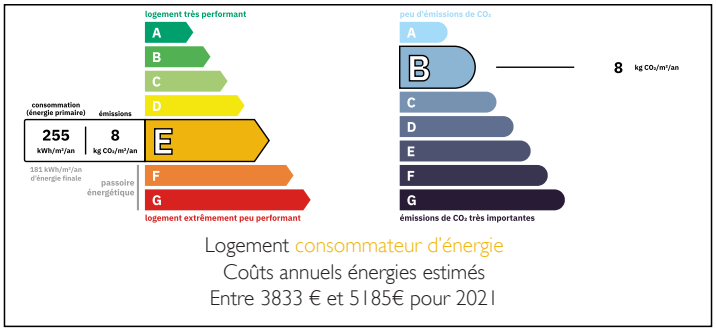
INFORMATION

Town:	Nonac
Department:	Charente
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	610 m2

IN BRIEF

A charming property filled with original character, featuring a recent roof, double glazing, and a swimming pool. Nestled in a small hamlet amidst stunning countryside, it is just 2 minutes drive from a restaurant and 10 minutes drive from Montmoreau, which offers all amenities, including schools, doctors, vets, and a train station with TGV links. Conveniently located, it's only 1h30 from three airports.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3833 € et 5185€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **904 EUR**

NOTES

DESCRIPTION

KITCHEN /BREAKFAST ROOM (26.5m²) with ceiling open to the beams, chimney with wood burning stove, wooden floor, door opening to the sun terrace. The kitchen has a selection of fitted units and includes the oven, dishwasher, and fridge/freezer. Original wooden flooring and a natural stone feature wall.

Couple of steps down to SITTING/DINING ROOM (40m²) full of original features. Pellet wood burning fire. Tiled floor and beamed ceiling.

W.C. with wash hand basin.

Door leading to guest accommodation with independent access. Ideal for Airbnb, or extended family.

First floor
LANDING with LINEN CUPBOARD
BEDROOM 1 (18m²)
BEDROOM 2 (22m²) Light and spacious with country views
SHOWER ROOM (5m²) with shower, W.C., hand basin and heated towel rail.
Then take another half flight of stairs to;
BEDROOM 3 (20m²) which includes an ENSUITE BATHROOM with bath, W.C., hand basin.
LARGE LANDING AREA (19m²) which is used as another sitting area/Studio and Library.
Steps lead up to the CONVERTIBLE ATTIC SPACE (18m²)

INDEPENDENT ANNEX with access from the sitting room or from outside

SITTING ROOM/BEDROOM (27m²) with natural stone walls, attractive chimney with log burning fire and many original features.

KITCHEN, UTILITY, and SHOWER ROOM (26m²) Kitchen with a selection of modern storage units. Plumbing for dishwasher, oven, and extractor fan.