

Lovely stone built three bed home, with outbuilding and courtyard in a quite village between Aigre and Ruffec.

EXCLUSIVE



INFORMATION

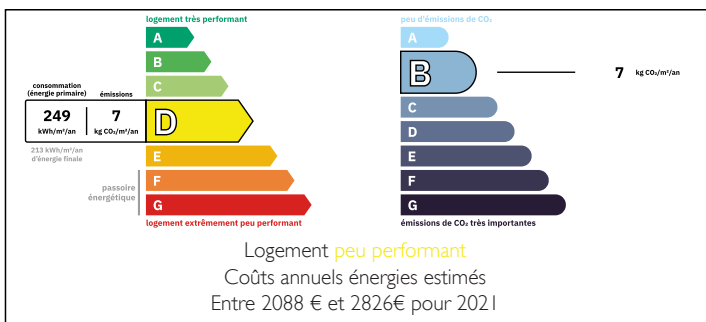
Town:	Bessé
Department:	Charente
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	832 m2

IN BRIEF

This home with its spacious rooms has come on the market. It's a lovely family home with Aigre, Ruffec and Angoulême in the vicinity. As a holiday home it is easy to lock up and leave and in a good location for travelling with the motorway only 10 minutes away and airports 90 mins 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

The layout is of a typical Charentaise home.

Entrance 5m²

Kitchen 29m² with wood burning stove which heats the property via a central heating system.

Sitting room 21m² with wood burning fire

Dining room 15m²

Utility rooms 17m²

On the first floor

Landing area 3.8m²

Bedroom 1, 31m² with dressing room and shower room

Bedroom 2, 15m² with shower room

Bedroom 3, 21m²

Office 4.2m²

On the second floor, the attic space is approx 105m² with plumbing for a bathroom in situ and fully boarded.

The garden is enclosed and has double entrance gates and a parking area. The outbuilding is a good size as presently used as a workshop.

The property has partially double glazing, a fosse septique and fibre connected. It is heated by a wood fired central heating system.

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

NOTES