LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37164VC16 Price: 267 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Character property, with four bedrooms, large living room and lovely gardens. Near Verdille with local shops.















INFORMATION

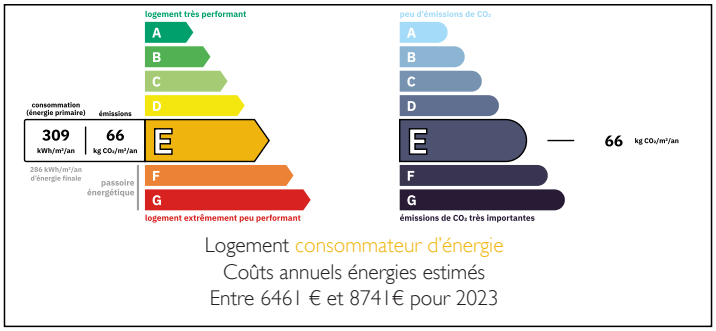
Town:	Oradour
Department:	Charente
Bed:	4
Bath:	3
Floor:	212 m2
Plot Size:	1214 m2

IN BRIEF

This beautiful four bedroom property is situated 6km from local shops. The market town of Aigre, is a short drive away. A countryside location, lovely area to walk or cycle. The property has potential to be used as two homes for multi generational living or rental.

The main reception room offers high ceilings and stone walls, the owners have retained the character of the property with all the luxuries of modern day living.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6461 € et 8741€ pour 2023

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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NOTES

DESCRIPTION

In greater detail
Enter into the hallway with a tiled floor and stone walls, the original wooden staircase leads to the first floor with two bedrooms.
Kitchen, a large fitted kitchen with island and dining area with wood burner fire, overlooking the courtyard garden and covered terrace.
From the kitchen is a large utility room or second kitchen with fitted units, and cooker / hob.
There is a further room with the heating boiler and access from the garden via a stable door. Separate WC.
From the hallway to the main reception room, a large, bright room with high ceilings, stone walls and a wood burner fire. Large glazed doors open to the courtyard, which bring an exceptional amount of light into the space.

First bedroom area - first floor
From the entrance hall the stairs lead to a landing, two bedrooms and a shower room.

Second bedroom area - first floor
From the reception room, the staircase leads to two bedrooms, each with a private en suite. One with a bath and the other with a shower.
There is a hot water tank for this area and is set up to be switched off when not in use, perfect for economising when you don't have guests.

Outside into the mature gardens, which were designed especially for the plot to give all year round interest, a veg plot and area for an above ground pool as well as a terrace overlooking the garden.

There is an outbuilding used...