LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37231ANB16 Price: 129 000 EUR

agency fees to be paid by the seller

Lovely character 2 bedroom house, set in pretty walled garden with outbuildings for further development















INFORMATION

Town:	Verdille
Department:	Charente
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	950 m2

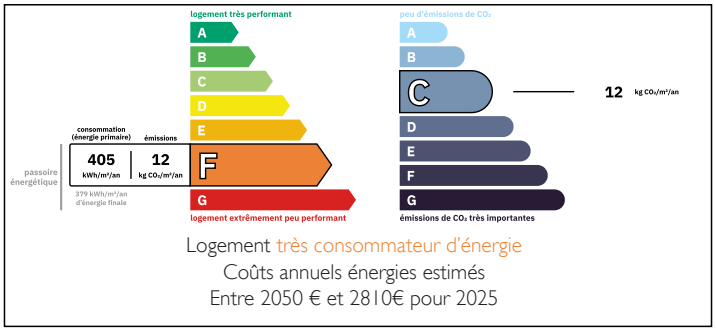
IN BRIEF

This charming 2 bedroom house is set in a lovely well kept private garden with gated entrance and would be ideal as a 'lock up and leave' holiday home or small family home. Set over 3 floors, the stone walls and original fireplace add to the charm and character and there is the opportunity to add a further 2/3 bedrooms in the large unconverted attic should you choose to.

Outside there is an attached garage and workshop and various other outbuildings, a lovely well kept garden with several seating areas and an above ground pool.

The house is well situated within walking distance to the local boulangerie and épicerie. 10 minutes to Aigre, Poiters airport 80km, Angoulême (TGV to Paris) 30 minutes.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2050 € et 2810€ pour 2025

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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DESCRIPTION

Ground Floor
- Living room - 42m2
- Kitchen - 27m2

First floor
- Bedroom 1 - 20m2
- Bathroom (bath, basin, WC) - 9m2

Second floor
- Bedroom - 27m2
- WC & basin - 4m2
- Unconverted attic space (room for 2-3 bedrooms)

Outside
- Garage - 21m2
- Workshop - 22.5m2
- Barn - 50.8m2

* Heating - wood burner and electric
* Drainage - mains

ALL MEASUREMENTS ARE APPROXIMATE

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

NOTES