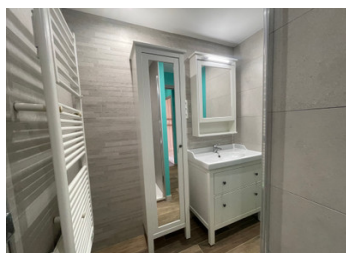


Semi detached stone house, with 3 bedrooms, kitchen, living room, garden and adjacent outbuildings.



## INFORMATION

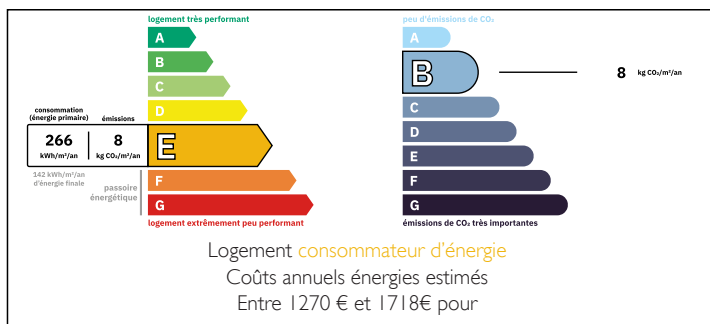
|             |                   |
|-------------|-------------------|
| Town:       | Clérac            |
| Department: | Charente-Maritime |
| Bed:        | 3                 |
| Bath:       | 1                 |
| Floor:      | 90 m2             |
| Plot Size:  | 1640 m2           |



## IN BRIEF

Charming semi detached hamlet property, with three bedrooms, living room, kitchen and bathroom. The outbuildings are ripe for renovation and the extensive (1750m2) and extremely peaceful garden will provide enough space for all your projects.

## 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

This lovely stone house in a tranquil village near the small town of Clerac offers a real possibility of peaceful country life. The house comprises kitchen, living room, shower room and separate toilet on the ground floor and three bedrooms upstairs.

The extensive outbuildings (170m<sup>2</sup>) can be used as a professional or private workshop or could be converted into extra living space.

The property lies at approximately 10 minutes from the A10, 30 minutes from Libourne and an hour from Bordeaux with its international airport and 2 hourly train connections to Paris.

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

## NOTES