

3-bed village centre house with garden



INFORMATION

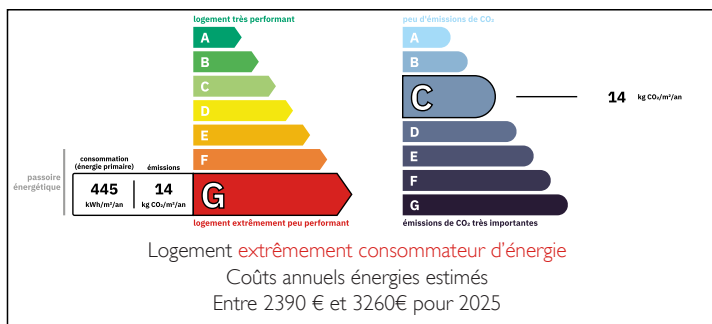
Town:	Brillac
Department:	Charente
Bed:	3
Bath:	1
Floor:	73 m ²
Plot Size:	87 m ²

IN BRIEF

This delightful village centre property has been loved and enjoyed by the current owner. With a new roof, double-glazing and electrical rewire, including the installation of new electric heaters all within the past few years this property is ready to enjoy.



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

Located in the centre of the village of Brillac, this house offers an ideal opportunity to either live in France permanently or to use it as a base for holidays as a lock-up-and-leave. The village shop and bakery are a very short walk away, but with easy access to the larger towns of Confolens and St. Junien everything you could need are within easy reach. Limoges international airport is less than an hour away by car.

You enter into the main reception room of approx 24 m². The kitchen of 12 m² is behind this room and access into the small garden is from the kitchen. There is a downstairs shower and toilet off of the kitchen. The stairs take you up to the three bedrooms, measuring 17 m², 12 m² and 9 m² respectively. The larger bedroom has a vanity unit with sink. The garden is small, but private and is south-facing. The property is connected to mains drainage.

All within the past 7 years:

New roof

Double-glazing

Electrical rewire and heaters

Hot water tank

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

NOTES