

Two houses in a village centre near local amenities with outbuildings and private gardens and allotment.



## INFORMATION

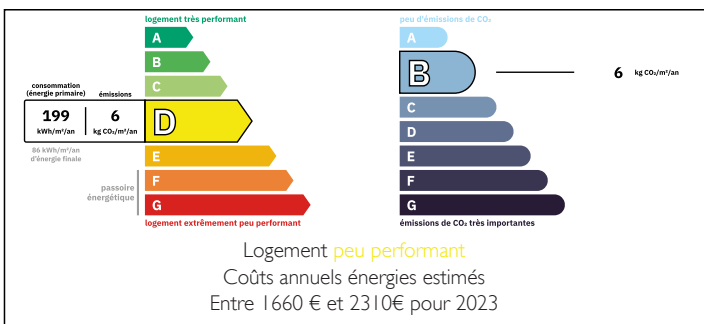
Town:	Marcillac-Lanville
Department:	Charente
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	804 m2



## IN BRIEF

Situated in Marcillac lanville, this property has a lot of potential. There are two houses, which could be independent with private entrances or a second home used for your guests. You would live in walking distance to a bar, restaurant, local shop with café and selling the all important baguettes, post office and hairdressers. The main property needs decorating, but you could easily move in and start enjoying the area.

## 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

### Property One - Ground floor

Enter into the property to a hallway with storage for coats and shoes, through to the kitchen where there are fitted units, tiled floor, wood burner fire and looking out to the front of the property.

From the kitchen is the sitting room, a spacious room with tiled floor and stairs leading to the first floor.

Next to the entrance, is a room previously used as a second kitchen, a cellar with access to the garden, above the second kitchen is a storage room.

### First floor

Bedroom 1 to the front of the property, main bathroom with sink, WC and bath.

Along the corridor to two further bedrooms and access to the garden.

## LOCAL TAXES

Taxe foncière: **604 EUR**

### Sizes -

Entrance - 5m<sup>2</sup>

Kitchen - 18.78 m<sup>2</sup>

Second kitchen - 13m<sup>2</sup>

Cave 27.44m<sup>2</sup>

Sitting room - 25m<sup>2</sup>

Bedroom 1 - 17.44m<sup>2</sup>

Bathroom - 4.3m<sup>2</sup>

Hallway - 3.29m<sup>2</sup>

Bedroom 2 - 11m<sup>2</sup>

Bedroom 3 - 12.83m<sup>2</sup>

## NOTES

### Property Two

The second property is situated at the far end of the garden with its own double gated entrance. The property interior needs updating.

Entrance area leading to the kitchen and a store room, sitting room and bathroom.

On the first floor is a landing or through room to the main bedroom.

Sizes - Entrance - 6.6m<sup>2</sup>

Store room - 12.74 m<sup>2</sup>

Kitchen - 12.67 m<sup>2</sup>

Sitting room - 16 m<sup>2</sup>