

A stone cottage with 2 bedrooms, 88m habitable, hangar and 2 barns, quiet hamlet setting



INFORMATION

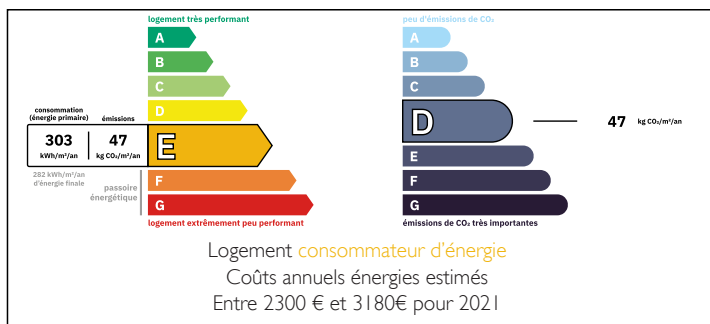
Town:	Chirac
Department:	Charente
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	1395 m2

IN BRIEF

A Charente Limousine stone house with kitchen, living room bathroom on the ground floor; 2 bedrooms upstairs. Barns and hangar. Plenty of potential for renovation. Additional garden plot in the hamlet. Close to Chabanais and Confolens with all amenities.



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

Ground floor living room with wood burning insert 20m², kitchen 21m² with wood burning stove, staircase to the upper floor, bathroom and w.c 5.2m²

Upper floor Bedroom 1 (21.6m²) and bedroom 2 (21.6m²)

Oil central heating. Outside there is a storage space of 9m², boiler room 3.2m², and 2 barns 140m² and 106m². A garden plot 450m²

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

LOCAL TAXES

Taxe foncière: 746 EUR

NOTES