

Un ensemble immobilier sis aux lieudits "Chez Gouret" et "Les Vignes" commune de Genouillac (Charente) compren



INFORMATION

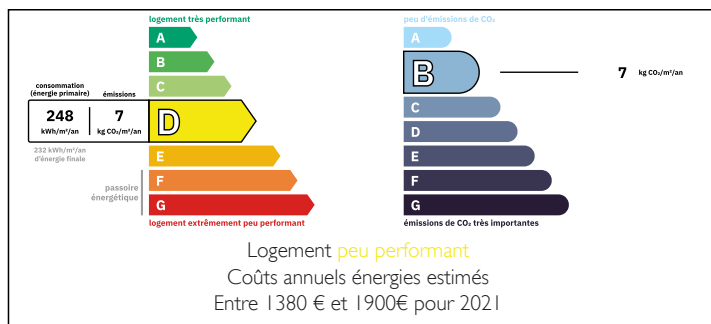
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	1
Bath:	1
Floor:	160 m2
Plot Size:	2570 m2

IN BRIEF

Set in a quite hamlet this is a well renovated barn conversion offering country character and loft-style modern living, an open planned living room and fully fitted kitchen, an L shaped mezzanine as a bedroom, with plenty of options to reconfigure according to your taste, a wood burning stove amply heats the property. Attractive peaceful garden with woodland and views over the valley. No overlooking neighbours. Close to the Charente lakes, amenities in nearby Chasseneuil-sur Bonnieure and Roumazières-Loubert, 40 minutes to Angoulême (TGV) and Limoges airport. Furnishings included.



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

The ground floor open space is 94m² for living room and fully fitted kitchen, an impressive fireplace with 13kw wood burning stove, laundry room of 7m² and downstairs toilet 5.2m². A bespoke staircase leads to the mezzanine floor of 73m² with a shower and bathroom of 10.5m². Traditional features of exposed stone work, and mansard oak roof beams. A garden of 2500m² bordered with trees, a well and remains of a dwelling, leading to a path for country walks. Double glazing throughout, the fosse drainage is conforming.

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

LOCAL TAXES

Taxe foncière: **891 EUR**

NOTES