LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44928SE16 Price: 59 600 EUR

agency fees included: 0 € TTC to be paid by the buyer (0 EUR without fees)

Charming tastefully renovated detached house, fabulous countryside views, small outbuildings in rural location

EXCLUSIVE

INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	1216 m2

IN BRIEF

Gorgeous, neat, simple and easy lock up and leave house with further potential if you would like. Don't miss this little Gem of a property. Simplicity and ease for someone looking for quiet enjoyment of the French country life. Extremely well maintained and on the edge of a small community. Perhaps ideal for creative writers or artists looking for peace and quiet and a simple calm lifestyle

ENERGY - DPE

DPE in progress.

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.

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DESCRIPTION

Small, bijoux but neat and easy to care for, this lovely home was renovated professionally some 30 years ago but has stayed the test of time. It maintains its character and charm but offers scope for further extension with the right permissions if you so desired.

The downstairs Living Room is 24m² and has a corner sink with shelving for the kitchen. There is a woodburner (not compliant with current installation standards) and electric radiators, 2 windows and French doors leading to the paved terrace overlooking the gentle rolling hills of the countryside.

Upstairs there is a beautiful bright bedroom of 18m² with fabulous views across the countryside. The ensuite bathroom has a bath with shower over, a sink and a WC.

Outside
The small outbuilding serves as a laundry room 10m² and a hobby room 9m², each with water and electricty.
There is a small covered terrace again with those amazing views beyond ...

There are neighbours but all appears quiet and discreet.

Simple but tasteful and comfortable. Don't miss this little gem!!

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

NOTES