

Village house with 2 bedrooms, garage and separate gardens to update -Saulgond,Charente



INFORMATION

Town:	Saulgond
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	320 m2

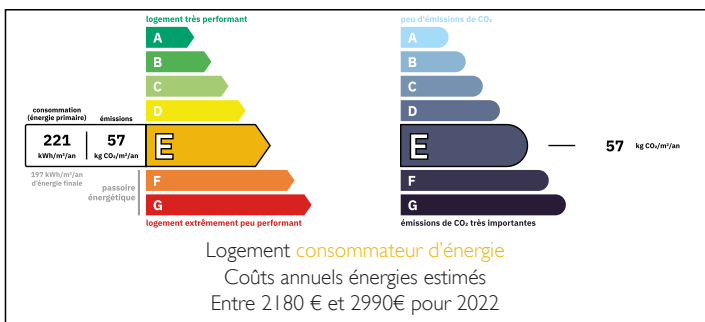


IN BRIEF

Situated in the village of Saulgond in the Charente, this village house offers flexible accommodation, a garage, attic space and two separate garden plots just a short walk from the property.



ENERGY - DPE



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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

On the ground floor, the house opens into a tiled entrance room of approximately 17.4m², with a staircase leading to the first floor. This level also includes a WC and a bathroom of around 6m², fitted with a bath, sink and bidet.

The main living accommodation is on the first floor, where there are two bedrooms measuring approximately 11.6m² and 10.2m². The kitchen/dining room of around 15.5m² includes a sink unit, cupboard and access to a balcony. Next to this is a living room of approximately 13.1m² with a fireplace. There is potential to open the kitchen and living room together to create a larger open-plan living space.

Above the first floor is an attic, offering useful storage space or potential for further development, subject to requirements.

Under the first floor is a garage of approximately 27.6m², which can also be accessed from the small road behind the house. The garage houses the oil-fired boiler and oil tank.

A short walk from the house are two separate garden plots, totalling approximately 308m². One of the plots includes a metal garden shed, providing useful outdoor storage. There are great spaces for growing some vegetables or simply relaxing and enjoying the sun.

This property would suit buyers looking for a cheap little village house with manageable outside space, a garage and scope to update and personalise without it being a total renovation.

Oil central heating
Mains drainage
Single and secondary glazed windows

*All room sizes are approximate

Information about risks to which this property...

LOCAL TAXES

Taxe foncière: 540 EUR

NOTES