

Well-maintained house with 2/3 bedrooms, garage, workshop and enclosed garden, walking distance to amenities



INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	479 m2

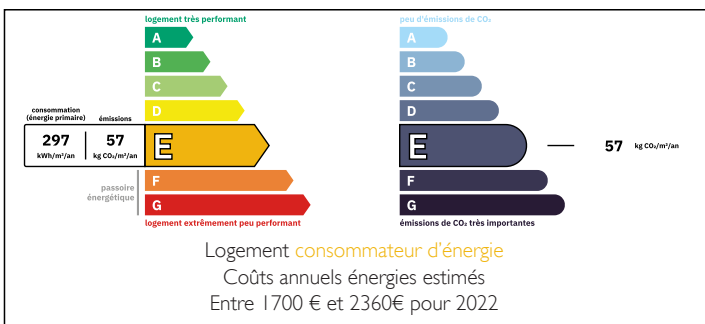


IN BRIEF

This well-maintained house offers a practical layout, useful outbuildings and a pleasant enclosed garden with fruit trees. The property is ideally placed for everyday life, with a boulangerie just a stone's throw away for your morning bread, and local shops and services within easy reach.

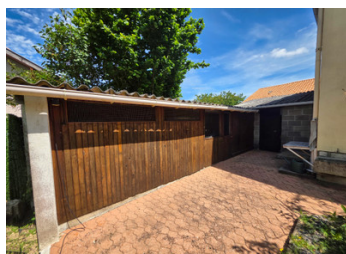
Roumazières-Loubert is a convenient Charente location, offering day-to-day amenities while remaining close to the surrounding countryside. The town is well placed between Confolens, Chasseneuil-sur-Bonnieure and Saint-Junien, making it a practical base for either a main residence or a lock-up-and-leave holiday home.

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 main living accommodation is on the first floor and comprises a bright living room/kitchen of approximately 24m², with fitted kitchen area and access to a small balcony. This floor also includes a bedroom of approximately 12m² with built-in storage, plus a second bedroom/office of approximately 7.69m², ideal as a child's bedroom, dressing room or home office. There is also a shower room of approximately 2.22m², fitted with a shower and basin, plus a separate WC of approximately 1.2m².

On the ground floor/basement level, there is a further bedroom of approximately 11m², offering useful extra accommodation for guests or family. This level also includes a utility/boiler room of approximately 13.88m², a garage of approximately 18.9m², and direct access to the adjoining workshop of approximately 30m², ideal for storage, DIY, hobbies or a small professional activity.

Outside, the property benefits from dependances, a pleasant enclosed garden with fruit trees, a well, and a wooden aviary, which could also be used as kennels, garden storage or additional practical outside space.

The house has gas central heating, double-glazed windows and mains drainage. A practical, well-kept property in a convenient location close to everyday amenities.

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

LOCAL TAXES

Taxe foncière: 586 EUR

NOTES