

Easy maintenance 2 bed semi-detached house with a courtyard & workshop in the small town Roumazieres-Loubert



## INFORMATION

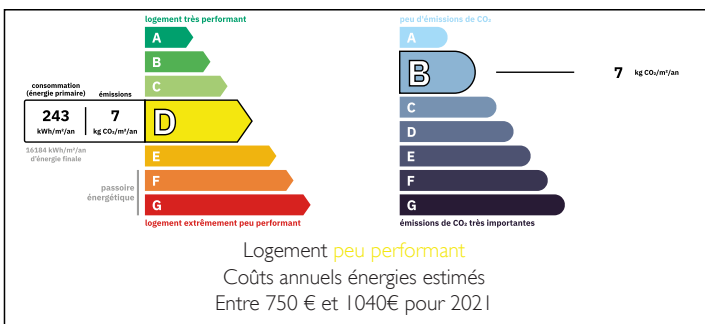
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	177 m2



## IN BRIEF

Situated in Terres-de-Haute-Charente, this practical and well-maintained house offers a convenient lifestyle, ideal for a first purchase, holiday home or rental investment. The property benefits from mains drainage, fibre optic internet and useful outside space, all while remaining easy to manage. Walking distance to 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

This charming semi detached house offers comfortable accommodation over two floors, with a private courtyard, workshop and covered storage area.

On the ground floor, the entrance leads into a bright living room of approximately 13.2m<sup>2</sup>, providing a pleasant space to relax. The kitchen, measuring around 14.9m<sup>2</sup>, is a practical size for everyday use and offers room for dining if required. There is a gas hob and a pellet burner that heats the house. Also on this level is a bathroom of approximately 6.07m<sup>2</sup>, fitted with a shower, basin, WC and room for a laundry area.

Upstairs, there are two good-sized bedrooms. The first bedroom measures approximately 13.8m<sup>2</sup>, while the second is around 15m<sup>2</sup>, giving comfortable sleeping accommodation or the option to use one room as an office or guest bedroom.

The property has been well maintained and includes PVC double-glazed windows, electric and solar roller shutters, and a pellet stove installed in August 2023, which could be complemented by electric heating if desired. Fibre optic internet is available, and the property is connected to mains drainage.

Outside, the courtyard provides a low-maintenance outdoor space, with a workshop 19.5m<sup>2</sup> and covered area, ideal for storage, DIY projects, bikes, tools or garden equipment.

A practical and welcoming home, ready for its next owners, and well suited to buyers looking for an affordable main residence, a lock-up-and-leave property or an investment opportunity in Roumazières-Loubert.

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

## LOCAL TAXES

Taxe foncière: **662 EUR**

## NOTES