LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45710ANM16 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

A Peaceful Haven ,French Country Cottage with English Garden







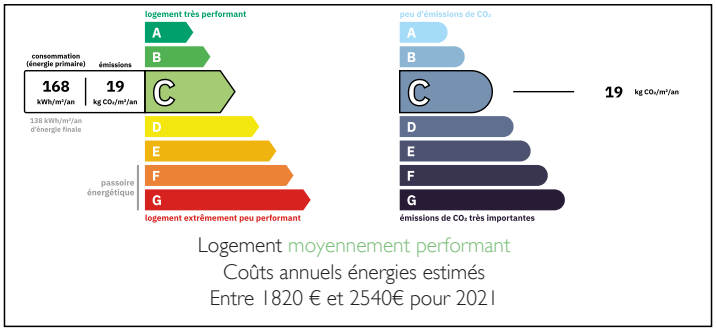








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1820 € et 2540€ pour 2021

INFORMATION

Town:	Saint-Adjutory
Department:	Charente
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	2625 m2

IN BRIEF

Situated within mature gardens in the Charente countryside, the property comprises a detached house with an attached garage to the left-hand side and a separate barn positioned to the right-hand side. featuring traditional timber beams, a fireplace with a back burner, a fully fitted modern kitchen and a spacious ground floor family bathroom.

The owners have put in lots of hard work to create a mature English style garden, with "potager" if you want to grow your own vegetables, there are various fruit and nut trees. A covered terrace adjoining the house provides a sheltered seating and dining area. The raised swimming pool is set within a timber decked surround.

Located within easy reach of Montembœuf, La Rochefoucauld and Angoulême, the property enjoys a rural position while remaining accessible to everyday amenities, shops and transport links. A

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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LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

The main entrance opens into the living room, centred around a fireplace fitted with a back burner which fuels the central heating system if you choose not to use the oil.

Leading from the living room is the kitchen, located adjacent to the living room and the dining room, it is fully fitted and modern, with fitted units with work surfaces with plenty of storage space.

Also on the ground floor is the family bathroom, fitted with a corner bath, wash basin and WC.

A door from the house provides internal access to the attached garage that provides useful storage and parking space. Within the garage is the oil storage tank together with a separate utility room housing the boiler and electric water heater.

Barn

Positioned to the right-hand side of the property, the barn is accessed independently from outside and is not connected internally to the house. The building provides useful storage space and offers potential for a variety of uses subject to any necessary permissions.

Outside

The owners have put in lots of hard work to create a mature English style garden, with "potager" if you want to grow your own vegetables, there are various fruit and nut trees. A covered terrace adjoining the house provides a sheltered seating and dining area. The raised swimming pool is set within a timber decked surround.

Room sizes:
Living room 5.10 x 4.80
Kitchen 5.15 x 3.80
Dining room 4.40 x 2.80
Downstairs bathroom 2.60 x 2.85