LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45734JMR16 Price: 185 000 EUR

agency fees to be paid by the seller

Stunning detached stone cottage with easy to maintain walled garden and barn







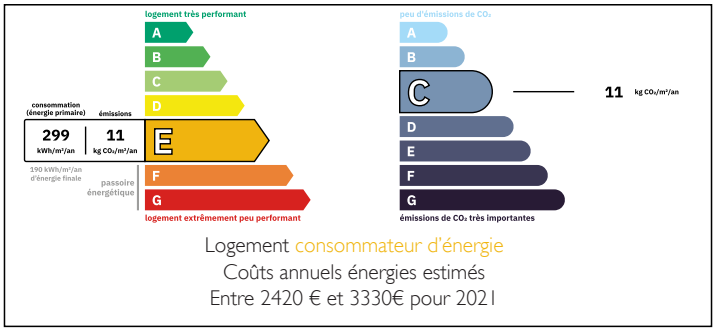








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2420 € et 3330€ pour 2021

INFORMATION

Town:	Empuré
Department:	Charente
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	719 m2

IN BRIEF

This stunning stone cottage is situated in a pretty village in between the towns of Ruffec and Chef-Boutonne and offers fantastic value for money.

Its key features include :

- A pretty, easy-to-maintain walled garden
- Light-filled rooms and lots of Charentaise character features
- Large lounge of 32m² with woodburner
- A separate double-height dining room with mezzanine
- A kitchen/diner with access to both the front and side gardens
- Master bedroom with attached bathroom
- 2 other good-sized double bedrooms and a separate shower room too
- A good-sized barn of 64m² offering covered parking, storage or other conversion potential (subject to permission)

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: **871 EUR**

NOTES

DESCRIPTION

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Room Sizes :

Ground Floor - Lounge 32,7
Ground Floor - Dining Room 25,17
Ground Floor - Kitchen 15,32
Ground Floor - WC 1,85
First Floor - Landing 14,95
First Floor - Bathroom 5,2
First Floor - Bedroom 12,25
First Floor - Bedroom 10,05
First Floor - Bedroom 10,4
First Floor - Shower Room 2,86

Barn : 64m²
Small outbuildings : 12m²

Land Size : 719m²

If you're looking for an easy-to-maintain, character holiday home or permanent residence that is ready to move into straight away, this property ticks all the boxes.