

Stone property with two bedrooms, outbuildings and a large garden in walking distance of local amenities.



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Marcillac-Lanville |
| Department: | Charente           |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 67 m2              |
| Plot Size:  | 5615 m2            |

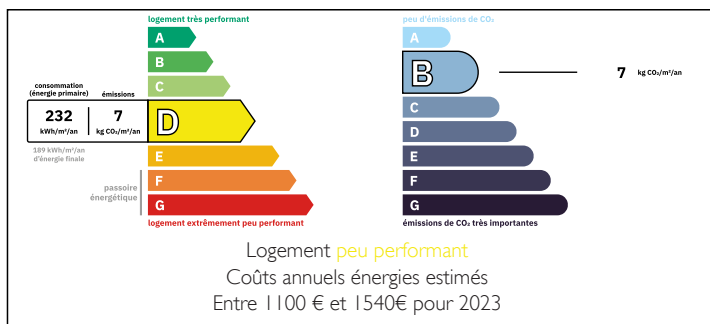
## IN BRIEF

Home with large main room, used as a lounge / dining and eventually open plan kitchen area. Stone walls, fireplace, new electrics, insulated and connected to mains drains.

The property has outbuildings including a building which could be used as part of the main property or as a gite.



## 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

Enter the property to the main room, used as the lounge / dining room and provision has been made for a kitchen area. It has a part tiled part wood floor and wood burning fire.

Through to a passage temporarily housing the kitchen. From here is a shower room with space for a washing machine and a door to the garden.

The first floor has a landing and two bedrooms, there is some low head height on the first floor. The floors are laminate.

Sizes -

Ground floor main room 36 m2

Temporary kitchen 3m2

Shower room 7m2

First floor (max sizes including low areas)

Bedroom 1, 13m2

Bedroom 2, 10m2

Landing 5m2

The garden is fully lawned with trees and shrubs. There are independent buildings for storage, once classed as habitable and now used for storage. Second building would have been a small house, and would need total renovation.

Building sizes

Barn 24m2, 12m2

Barn 32m2, 30m2, 37m2.

General information the property is partially restored and roofs were replaced less than 10 years ago.

Heating is electric and there is a wood burner, water is heated by reverse air heating.

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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: 233 EUR

## NOTES