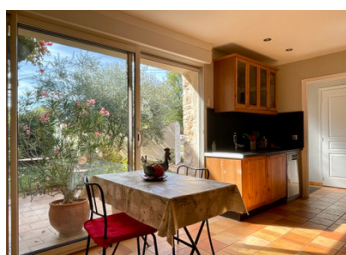


Two properties in good condition, walking distance to shops and restaurants.



INFORMATION

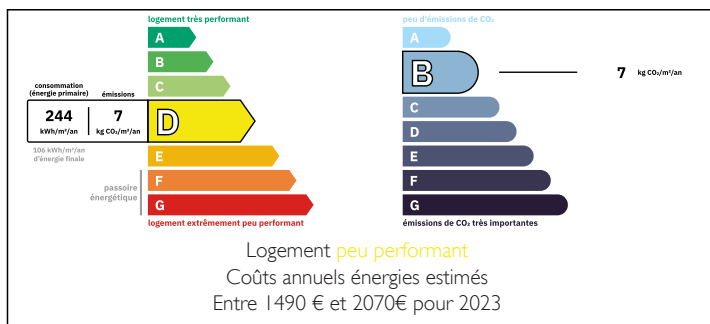
Town:	Aigre
Department:	Charente
Bed:	5
Bath:	4
Floor:	162 m2
Plot Size:	300 m2



IN BRIEF

Perfect low maintenance home including a main house and guest house with a garden. The property is in walking distance of the shops, restaurants, and medical centre. From the property you can walk or cycle into the countryside.

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.



NOTES

DESCRIPTION

A walled garden greets you when you arrive at this home, with two individual properties joined by a covered terrace.

Property One -

This is a stone built two bed bungalow with open plan kitchen dining and lounge area and a mezzanine office. From the entrance hall is a WC and separate shower room with large walk in shower. The bedrooms have access to small courtyard perfect for breakfast. It's a cool spot in summer. French doors lead to the garden from both the kitchen and lounge.

Room sizes

Entrance hall 3.7m²

WC

Shower room 6m²

Kitchen / dining room 21m²

Lounge 21m²

Bedroom 1 - 10m²

Bedroom 2 - 10m²

mezzanine office 12m² with low head height

Property Two -

On the ground floor is a dining room or lounge, a kitchen with French doors and garage used as a utility / store room.

The first floor comprises of three en-suite bedrooms each with a shower.

The outside space is a mature garden with path and covered sitting area. The property has a single gate and double gates.

Other information - the property is connected to mains drainage, fibre and has a Linky electric box. It is fully insulated and has double glazing.

You would be in walking distance of all amenities including shops, restaurants, medical centre and step out of the door for a walk in the countryside too.