LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47931CHT16 Price: 235 400 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)

Characterful Stone Property in the centre of Etagnac, 6 bdrms, 2 barns and a beautiful enclosed garden.

EXCLUSIVE















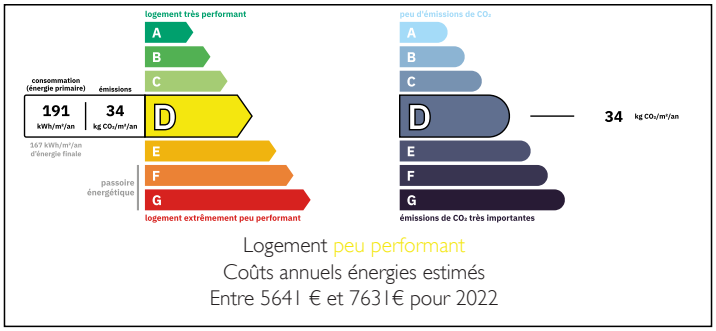
INFORMATION

Town:	Étagnac
Department:	Charente
Bed:	6
Bath:	3
Floor:	246 m2
Plot Size:	250 m2

IN BRIEF

Full of warmth and character, this six-bedroom home in Étagnac offers generous space for family life and entertaining. Original parquet floors, exposed beams and an open fireplace bring charm to the interiors, while the spacious conservatory looks out over a private, fully enclosed garden. Two adjoining barns add further possibilities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5641 € et 7631€ pour 2022

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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NOTES

DESCRIPTION

This welcoming home combines characterful living spaces with plenty of room for family and guests. Original parquet flooring, exposed beams and the warmth of wood throughout give it a distinctive, homely feel.

The bright kitchen connects to the dining room and opens onto the outdoor terrace, making it easy to enjoy meals inside or out. The comfortable lounge has beautiful wooden floors and an open fireplace.

A spacious conservatory, with its timber ceiling, brickwork and terracotta floor, overlooks the private, fully enclosed garden. With its mature trees and sheltered setting, it is a lovely place to relax or gather with family and friends.

The house has six bedrooms. One is on the ground floor with an en-suite bathroom. Three bedrooms on the second floor share a shower room, while two further bedrooms in the attic have another shower room.

A cellar is accessed from the outdoor terrace. There is ample parking, and two large barns adjoin the house, providing generous storage and space for a variety of uses. Heating is provided by a recent oil-fired boiler and a pellet burner. The windows are a combination of single and double glazing.

The village of Étagnac has a bakery, butcher's shop and kindergarten, with everyday shopping just three minutes away by car. Nearby Rochechouart and Chabanais offer a plethora of shops, restaurants, hotels, riverside walks, weekly outdoor markets and a wide choice of activities.

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