

Charming 2 Bedroom property in a tranquil hamlet with adjoining garden.

EXCLUSIVE

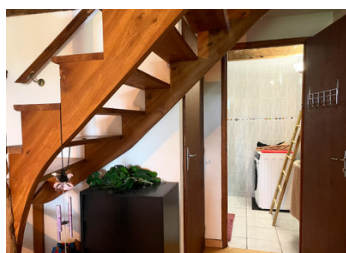
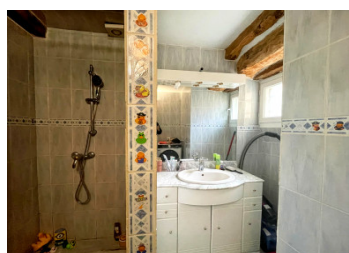


## INFORMATION

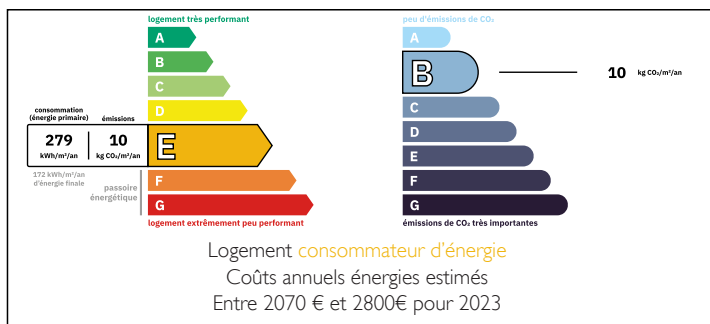
|             |          |
|-------------|----------|
| Town:       | Lessac   |
| Department: | Charente |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 92 m2    |
| Plot Size:  | 564 m2   |

## IN BRIEF

The house offers 92 m<sup>2</sup> of living space and comprises on the ground floor an open plan kitchen/living room, dining room, shower room and toilet. Upstairs 2 bedrooms and an office. The property is situated in a peaceful hamlet only 5 km from the medieval riverside town of Confolens which offers full amenities and services. Limoges International airport is within easy motoring distance (60 km)



## 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

This 92 m<sup>2</sup> stone house has been partially renovated to create a cosy, two-bedroom home. The ground floor comprises a 26 m<sup>2</sup> open-plan kitchen and living room. The living room opens onto a 17 m<sup>2</sup> dining room. There is a door leading to the shower room, as well as a separate toilet. Upstairs, there is an 8 m<sup>2</sup> room that could be used as a child's bedroom or a study, as well as a 16 m<sup>2</sup> bedroom and a beautiful 25 m<sup>2</sup> bedroom with exposed beams. The property includes an adjoining garden and there are beautiful views of the surrounding countryside.

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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: 291 EUR

## NOTES