

A 5 bedroom house with large garden, within walking distance to one of the prettiest villages in the Charente



INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	5026 m2



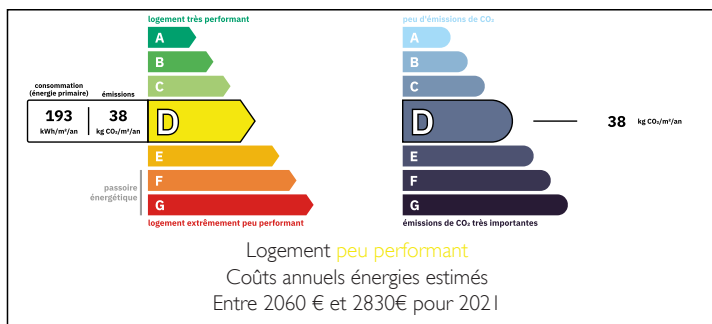
IN BRIEF

A modern five bedroom property, set back from the road with a great garden surrounding the house. Walking distance to the picturesque town of Verteuil-sur-Charente, with its lively bars, restaurants, stunning Chateau and the beautiful River Charente running through the town.

Peaceful enough as you are on the edge of town but with the convenience of being able to walk into the centre, the property is also very well positioned for shopping in Ruffec, which is a few minutes drive away. Ruffec has all amenities including a twice weekly market, large supermarkets, swimming pool, cinema and train station.

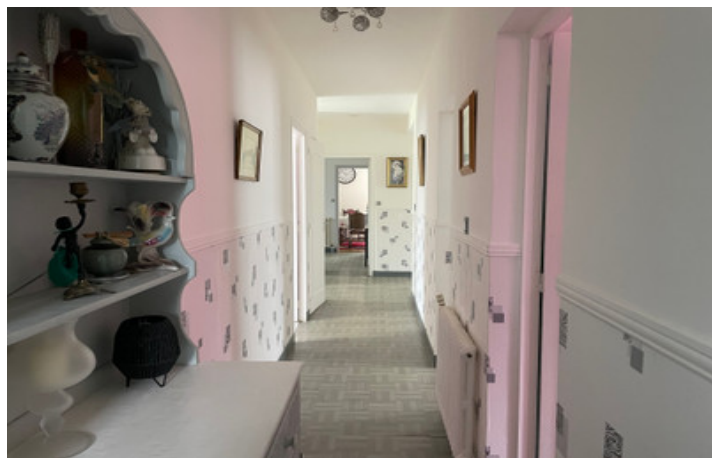
Angoulême (41kms), Poitiers (75kms), Limoges (88kms) Bordeaux (165kms).

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

The property in more detail:

Ground floor:

- Entrance and hall (21m²).
- Kitchen (13.5m²) - with fitted wall and base units.
- Laundry room/walk in larder off of the kitchen (5.5m²). A useful room for storage and washing machine, with access out to the garden.
- Lounge/dining room (33.5m²) - A lovely bright room with fireplace and patio doors out to the garden and parquet flooring.
- Bedroom 1 (13m²) - with built in storage.
- En-suite shower room (4.5m²) - with shower, wash basin and WC.
- Bedroom 2 (10m²) - currently used an office.
- Bedroom 3 (13.5m²).
- WC and small room with washing facilities.

1st floor:

- Bedroom 4 (16m²) - with window to the front.
- Bedroom 5 (14m²) - with Velux window.
- Shower room (8.47m²) - with walk in shower, wash basin and WC.
- Storage space - a large accessible storage area.

Basement:

A really good sized basement with:

- Garage (57.32m²)
- Workshop (16.5m²).
- Storage (12.5m²).

Outside:

A garden of over an acre with established hedging, trees and shrubs.

Access to the garage.

Shed.

Outside dining area.

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

LOCAL TAXES

Taxe foncière: 1261 EUR

Taxe habitation: EUR

NOTES