

Pretty terraced 2 bed, 2 bath house, spacious equipped kitchen and enclosed garden.



## INFORMATION

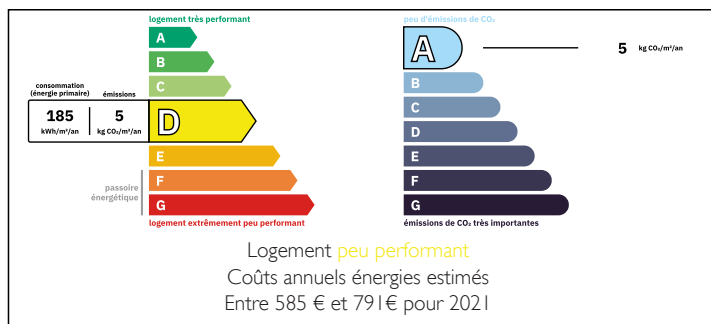
Town:	Pillac
Department:	Charente
Bed:	2
Bath:	2
Floor:	67.5 m2
Plot Size:	115 m2

## IN BRIEF

A charming terraced cottage with a small garden in a village near to Aubeterre sur Dronne. Ideal for a holiday home. New plumbing and electrics. Fibre in the process of being installed in the village. Could be sold furnished!!



## 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

A charming terraced cottage with a small garden. Ideal for a holiday home. New plumbing and electrics. Fibre in the process of being installed in the village. Could be sold furnished!!

SITTING ROOM (20m<sup>2</sup>) with wood burning stove  
KITCHEN DINING ROOM (13.5m<sup>2</sup>) fully fitted offering plenty of storage space. Gas hob, dishwasher washing machine and electric oven. Door opening to the enclosed rear garden and terrace.

Stairs from the living room rise to the first floor  
BEDROOM 1 (19m<sup>2</sup>) with ENSUITE SHOWER ROOM, shower, W.C. and hand basin  
BEDROOM 2 (15m<sup>2</sup>) with ENSUITE SHOWER ROOM, shower, W.C. and hand basin  
Highly recommended!!

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES