

Detached period house, many original features. 3 bedrooms (1 en suite) family bathroom. Courtyard. Garden.

EXCLUSIVE



## INFORMATION

Town:	Bouteville
Department:	Charente
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	802 m2

## IN BRIEF

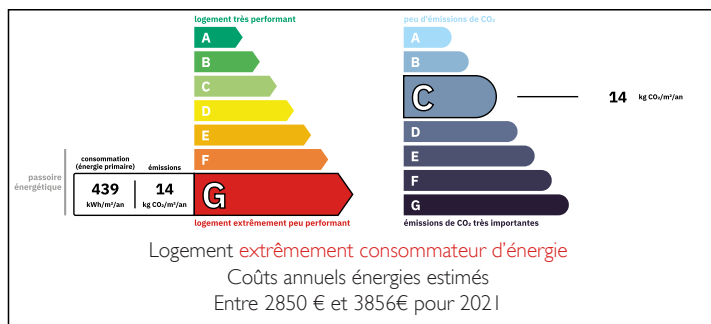
A beautiful character house in the centre of a pretty village just 20 minutes from Cognac. Many original features have been retained - fireplaces, original floors and entrance hall tiling. 3 bedrooms (doubles) and 2 bathrooms.

Set in a pretty village just a few minutes from Chateaufort sur Charente, with all major amenities, this is an easy and affordable home or lock up and leave holiday home in a picturesque setting, approximately 20 minutes from Cognac and Angoulême (30 mins) with train links in 1.5 hours to Paris.

A large courtyard with open barn and work shop, a good sized garden to the rear, this is a perfect truly French house



## 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.



## LOCAL TAXES

Taxe foncière: **687 EUR**

Taxe habitation: **EUR**

## DESCRIPTION

A pretty village set in the Grande Champagne, the premier growing area for the cognac grapes, this is a house which conjours up rural France.

Modernised with a light hand some years ago, it has been well maintained and decorated. The large entrance courtyard is a great feature. Set behind large gates it offers privacy and security. There is welcome covered parking in the open barn area and a work shop.

This has been a much loved family holiday house for many years.

Ready to move into, this is a wonderful opportunity to have an idyllic house in France

Sitting room 4.1 x 5.3 m

Lounge Diner 4.8 x 5.3m

Hall 1.8m 5.3m

Bed 1 4.8 x 5.3 (incl en suite of 1.6 x 2m)

Bed 2 4.8 x 2.3m

Bed 3 4.03 x 2.4m

Au vent

Workshop 4.0 x 4.8

Cellar (with water heater) Outside access

Kitchen

Elevated seating area

-----

Information about risks to which this property is exposed is available on the Géorisques...

## NOTES