

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

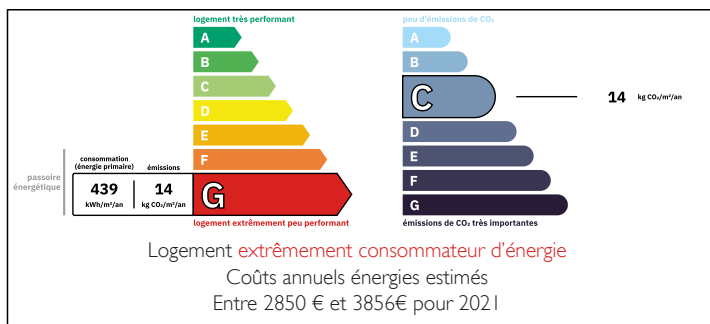
A beautiful character house in the centre of a pretty village just 20 minutes from Cognac. Many original features have been retained - fireplaces, original floors and entrance hall tiling. 3 bedrooms (doubles) and 2 bathrooms.

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



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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

NOTES

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...