

**UNDER OFFER. DETACHED 2 bedroom village house with character features, garden & barn, close to leisure lakes**



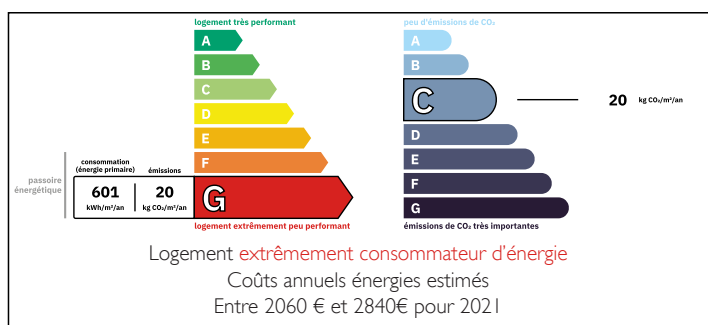
## INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	411 m2

## IN BRIEF

In a quiet village this renovated house with good roof, mains drains, recent electrics, many character features, possibility to enlarge with permission into the barn area, with a 'blank canvass' garden area which at the furthest end has views on a lake and open fields. 8 minutes to Roumazieres Loubert with swimming lake, supermarkets, doctors and many other amenities.

## 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 comprises: Ground floor: Room currently configured as kitchen or sitting room 20m<sup>2</sup>, second room 15m<sup>2</sup> with traditional brick floor, fireplace and kitchen sink and door which leads to barn area, stairs to landing on first floor 2.32m<sup>2</sup>, 2 bedrooms 11m<sup>2</sup> & 14m<sup>2</sup>, family bathroom 5m<sup>2</sup>.

Outside: To the front of the property on the roadside is an attached barn 47m<sup>2</sup>, the barn is in two sections and there is garaging for a vehicle.

At the back of the property is the private garden which is level ground and a blank canvas, at the end of the garden are lovely country views and a lake.

There are further works required here but the property has had a lot of the main works completed and could be lived in or used as a holiday home.

Roumazieres-Loubert 5.9kms

Chabonais 9kms, lovely market town on the river Vienne with many amenities.

Angouleme City with fast train link 47 minutes

Limoges airport 35 minutes, Limoges city 44 minutes

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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: 178 EUR**

**Taxe habitation: EUR**

## NOTES