

OFFER ACCEPTED- Single storey property, 2 bedrooms , 2 shower rooms - Garage, Courtyard and Garden



INFORMATION

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|-------------|----------|
| Town: | Touvérac |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 122 m2 |
| Plot Size: | 894 m2 |



IN BRIEF

Touvérac is a commune in the South West of France, located in the department of the Charente.

Located 2mn from Baignes where you will find all the necessary amenities, schools, doctors, restaurants, bakery, weekly markets and much more, this 122m² house is on one level with the possibility extend the living space in the attic (50m²).

Composed of 2 bedrooms, 2 bathrooms, a living/dining room, a kitchen and back kitchen.

Outside:

An outdoor courtyard and opposite the house, a garage, garden, old chicken coop and well

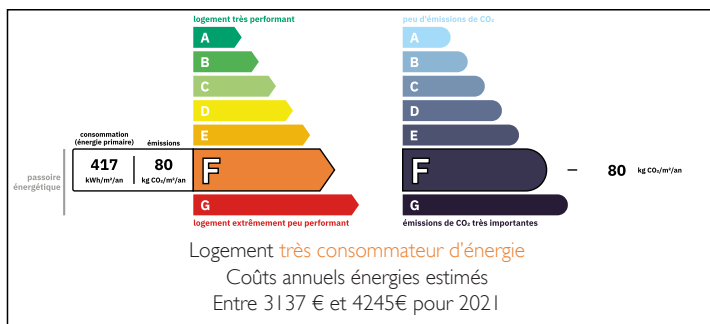
Technical information :

Double glazing

Heating : oil boiler and wood stove

Micro station

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

MORE PICTURES AVAILABLE ON REQUEST

Entrance hall with a wood stove - 14m²

A living/dining room 29m² with its open fireplace and rubble stone walls

A first bedroom - 14m²

A second bedroom 13m² with an ensuite composed of a shower, toilets and a sink - 4m²

Another shower room with shower, toilet and sink - 5m²

A kitchen/dining room - 16m²

A back kitchen - 10m²

An utility/cellar room - 8m²

In front of the back kitchen is a 27m² courtyard

Attic : possibility of extending the habitable space - around 50m²

Opposite the house is a garage - 75m² - needs to be renovated, a garden partially fenced, an old chicken coop and a well.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES