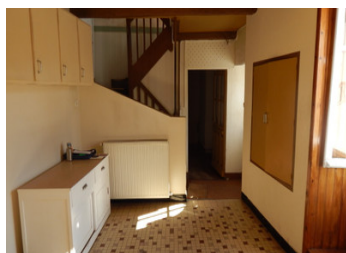


Spacious three-bedroom house with large garden set in a picturesque village.



## INFORMATION

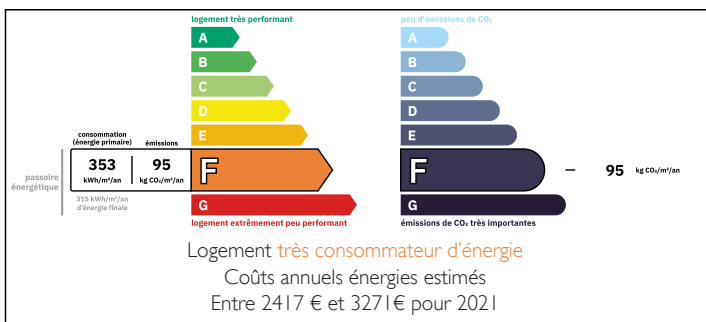
Town:	Édon
Department:	Charente
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	528 m2

## IN BRIEF

This house is in need of decoration but no structural works. It has a garage, car port, outbuildings and large garden.

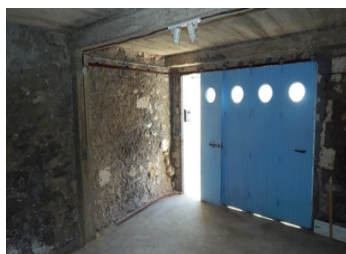
Located at the end of a cul-de-sac in the heart of a quiet, charming and stylish village, 7 km from Villebois Lavalette.

## 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

Entry from the street to the ground floor kitchen, and small snug.

First floor has a large bedroom and bathroom, access to another large area currently used for storage.

Up another flight of stairs to 2 more bedrooms. Access on this floor to the exterior as this house was once split into 2.

Across the little road is an outbuilding with steps leading to a large garden.

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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: 562 EUR

Taxe habitation: EUR

## NOTES