

Ref: A18955MCF16

Price: 129 000 EUR

agency fees to be paid by the seller

#### 3 bedroom house with annex, barn and garden















### **ENERGY - DPE**



#### INFORMATION

Town: Juillé

Department: Charente

Bed: 3

Bath: 2

Floor: 165 m2

# Plot Size: 800 m2

#### IN BRIEF

Close to amenities and located in a small village with a park and a stream, this 3 bedroom house with I Bedroom annexe/gite offers an opportunity for income potential and/or a good sized family home. Large barn, garden and enclosed, dog friendly courtyard, make the package complete.

The main house offers a good sized kitchen/diner with woodburning stove, a living room, hallway and ground floor WC and separate bathroom. Upstairs there is a spacious master bedroom with separate space for clothes storage, a large bedroom with its own fitted shower, and a small office.

The I bedroom annex has on the ground floor a spacious entrance, an open plan kitchen/living space and bathroom, plus a light and airy bedroom upstairs.

#### Outside there is a secure courtyard and garden

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.





Ref: A18955MCF16

Price: 129 000 EUR

agency fees to be paid by the seller







### LOCAL TAXES

Taxe foncière: 1420 EUR

Taxe habitation: EUR

### DESCRIPTION

Main house in detail:

Ground Floor:
Entry, 11.5 m2
Living Room, 19.3 m2
Kitchen with woodburner, 29 m2
Bathroom with shower and bath
WC

First Floor : Landing, 8.8 m2 Bedroom, 26.1 m2 Bedroom, 19.3 m2 with shower and washbasin

Annex in detail: Entry, 16 m2 Kitchen/Dining Room, 21.5 m2 Shower room with WC, 4 m2 First floor bedroom, 16 m2.

Pretty village location and good access to amenities - Aigre 15 mins, Ruffec 18 mins, Angoulême 35 mins, Bordeaux 1h 45 mins. Gorgeous villages of Tusson is just 8 mins and Verteuil-sur-Charente 14 mins. Airports: Poitiers, 70 mins and Limoges 80 mins.

-----

## NOTES

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