

Village centre location for this 3 bed house in the Haute Charente; walking distance to amenities.



INFORMATION

Town:	Massignac
Department:	Charente
Bed:	3
Bath:	1
Floor:	155 m2
Plot Size:	133 m2

IN BRIEF

Village centre location for this lovely 3 bed house in the centre of the village of Massignac. Within walking distance of amenities and near the popular leisure lakes of the Haute Charente, this house is ideal as a permanent residence or holiday home.

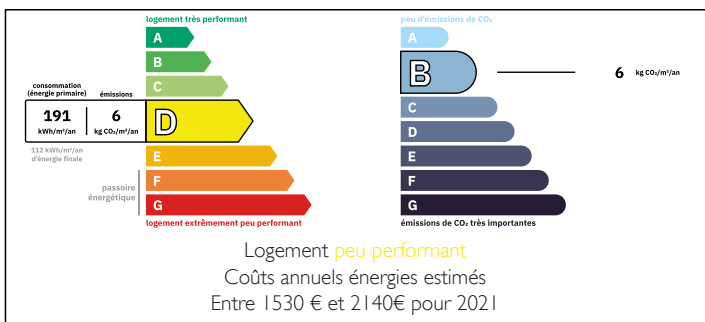
Includes 3 bedrooms, kitchen/diner, salon, bathroom. Renovation of an unfinished room on the ground floor and the large attic would allow a considerable extension to the already generous living floor space of over 150m².

The property is on mains drains and all windows are double glazed.

Amenities in the village include a bakery, popular auberge, epicerie/tabac, pharmacy, doctor as well as the small weekly market every Friday. There is even a gourmet restaurant on the outskirts of the village. For full amenities, the towns of Montemboeuf,



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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: 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This lovely old stone 3 bed house is located in the centre of the village of Massignac and is within walking distance to amenities.

Plenty of character features (wooden floorboards, oak beams, etc) have been retained and modern touches added (double glazing, updated electrical system, insulation) to give it a cosy feel.

Given its location and also that it is easy to maintain, the property works well as either a permanent residence or holiday home. A separate entrance at the rear offers the possibility of creating two separate living areas and renting out a part for commercial benefit.

The house comprises, on the ground floor:

- Kitchen/ diner (22m²) with access to the front of the property.
- Salon (25m²) with pellet burner and large French window.
- Unfinished room (29m²) with access to the rear of the property as well as a small cellar underneath.

Two old wooden staircases lead to the first floor and:

- Master bedroom (24m²) with separate access to the rear of the property and the attic.
- Bedroom 2 (18m²).
- Bedroom 3 (14m²).
- Two mezzanine spaces (12m² & 10m²).
- Bathroom with shower and washbasin (3m²).
- WC.

The property is connected to mains drains and all the windows are double glazed. The roof is also in good condition.

A small terrace is at the front of the property and the rear entrances open onto a small pedestrian alleyway.

The attic and unfinished ground floor room could...