

Charming stone house. Enclosed garden and garages. Not overlooked. 3-4 bedrooms. Near Mansle and Ruffec.



## INFORMATION

Town:	Fontenille
Department:	Charente
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	1231 m2

## IN BRIEF

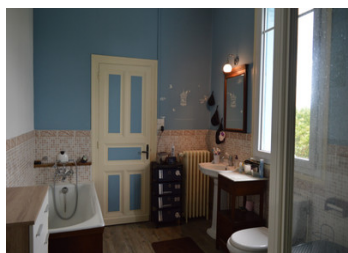
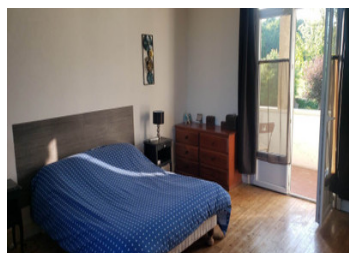
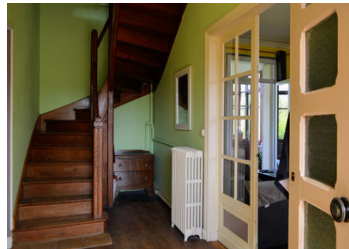
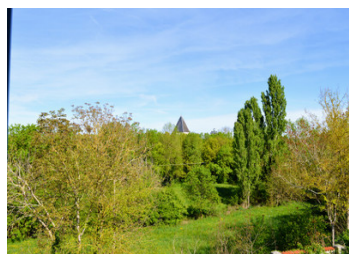
In a quiet and green environment, this stone house with three to four bedrooms and an office has all the comfort and charm of a house in which it is good to live: old parquet floors, fireplace, rose windows (from the 1950s) and also double glazing, central heating, enclosed garden with trees and not overlooked.

The ground floor allows you to live comfortably on one level. From every room in the house, you will have a unique view of the countryside that surrounds the house.

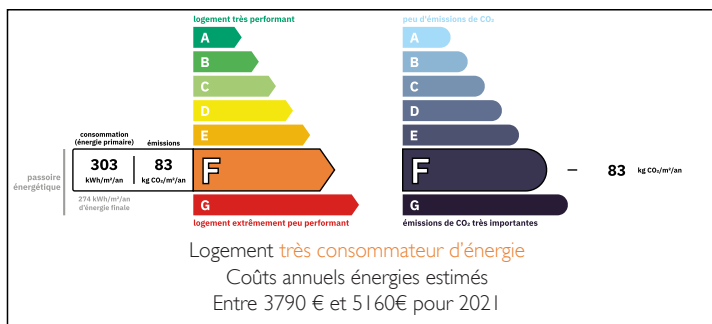
The veranda at the back of the house (overlooking the living room) provides a relaxing space with a beautiful view of the garden and vegetation.

With its henhouse and vegetable garden, you can enjoy the benefits of country living without delay !

Situated only 5 km from Mansle, 15 km from Ruffec and 30 km...



## 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.



## LOCAL TAXES

Taxe foncière: 1086 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### ON THE GROUND FLOOR

- \* Entrance hall: 10 m<sup>2</sup>.
- \* Living room; floor: 27 sqm
- \* Veranda accessible from the living room: 16 sqm
- \* Kitchen; tiled floor: 20 sqm
- \* Office; wooden floor: 10 m<sup>2</sup> \*Bedroom 1; floating parquet: 10 m<sup>2</sup> \*Workshop; wooden floor: 10 m<sup>2</sup>
- \* Room 1; parquet floor: 11 m<sup>2</sup> \*Washroom with WC: 10 m<sup>2</sup> \*Washroom with WC: 10 m<sup>2</sup>
- \* Washroom with WC: 10 m<sup>2</sup> \*Washroom with WC
- \* Shower room with WC; shower, hand basin: 10 m<sup>2</sup>.

### ON THE FIRST FLOOR

- Landing: 3.4 m<sup>2</sup> \*Bedroom 2
- \*Bedroom 2; parquet floor: 21.55 m<sup>2</sup> with French windows leading to a balcony
- \*Bedroom 4; parquet floor: 19 m<sup>2</sup> with 6 m<sup>2</sup> dressing room
- \*Bathroom with WC; shower, bath, basin: 8.72 m<sup>2</sup>.

GARAGE; accessible from the house: 26 m<sup>2</sup>.

GARAGE not attached: 18 sqm

BOILER

POULAILLER

GARDEN

-----

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