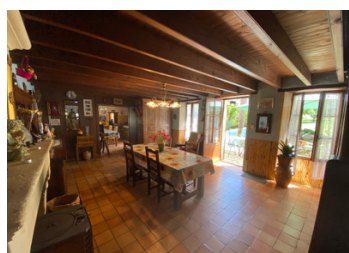


Character house with beautiful views, 5 minutes from amenities



INFORMATION

Town:	Guimps
Department:	Charente
Bed:	3
Bath:	1
Floor:	166 m2
Plot Size:	1883 m2

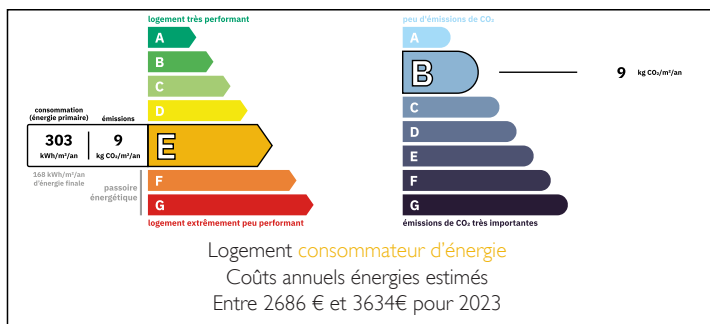
IN BRIEF

This charming 3/ 4 bedroom house is set in a peaceful rural location just 10 minutes drive from the town of Barbezieux in the popular Charente region and its many amenities.

The property offers spacious accommodation over two floors with 2 bedrooms on the ground floor and the prospect of increasing the living space with a further bedroom in the attic space. It also boasts many original features such as exposed beams and Charentaise stone fireplaces.

To the rear is a lovely well kept garden with a storage barn, large shed and a lovely terrace with doors leading to one of the bedrooms. The property offers exceptional views across the countryside.

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

Ground Floor

- Dining room (26.4m²) with feature fireplace
- Kitchen (15.2m²)
- Bedroom 1 (25m²)
- Bedroom 2 (22m²)
- Bathroom (7.75m²) with shower, basin and WC
- Separate WC

First Floor

- Bedroom 3 (15m²)
- Attic room/ bedroom 4 (7.82m²)

Outside

- Attached double garage (32m²)

*Barbezieux 10 minutes, Jonzac 15 minutes, 1 hour to Bordeaux, 1 hour to the Atlantic Coast, 1.5 hours to La Rochelle.

*Heating via wood burner and electric radiators, drainage via septic tank.

*ALL MEASUREMENTS ARE APPROXIMATE

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

LOCAL TAXES

Taxe foncière: 704 EUR

Taxe habitation: EUR

NOTES