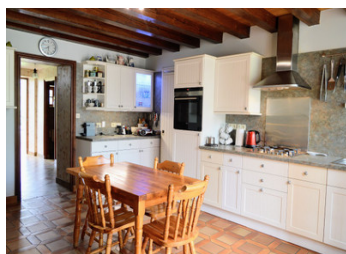


Charming stone Charentaise house. 4 bedrooms. Garage. Large garden with trees. Quiet. Near Mansle and Ruffec.



INFORMATION

Town:	Poursac
Department:	Charente
Bed:	4
Bath:	1
Floor:	173 m2
Plot Size:	7685 m2

IN BRIEF

UNDER OFFER.

A charming, peaceful family home, ideal for holidays or everyday life in the countryside.

With its 4 bedrooms, central heating and wood-burning stove, fitted and equipped kitchen and large, private garden, this Charentaise house offers the opportunity to settle in comfortably straight away.

The old parquet flooring, exposed beams and veranda at the back of the house add to the charm of the property.

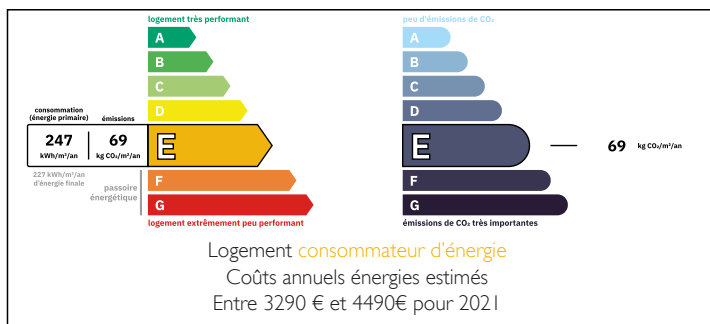
For garden lovers, the open, wooded outdoor space offers plenty of potential.

The garage adjoining the house is an additional practical asset.

For those who love new experiences, a bread oven in perfect condition awaits you!

Nestling in a bucolic setting, the house is just 4 km from a historic village with all the main amenities,

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: 1279 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

- *Entrance/Conservatory; 5.4 m².
- *Fitted and equipped kitchen/dining room: fireplace with wood burner, tiled floor; 19.5 m².
- *Cellar/laundry room; 10.8 m².
- *WC; 1.3 m²
- *Living room: tiled floor; 25 m²
- *Summer kitchen/dining room: 14 m².
- *Veranda at the rear of the house: 16 m².
- *Attached garage: 46 m².

FLOOR

- *Bathroom: bath, shower, WC, washbasin; 6.6 m².
- *Study/bedroom 1: parquet flooring, exposed beams; 11.5 m².
- *Bedroom 2: parquet floor, exposed beams, washbasin and shower; 20 m².
- *Bedroom 3: parquet floor, exposed beams; 15 m².
- *Bedroom 4: parquet floor, exposed beams; 25 m².

GARDEN (not suitable for conversion)

OUTSIDE

- *Outbuilding with bread oven
- *Wood store
- *Garden with fruit trees

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