

Beautiful 2/3 bed property on one level, private gardens with small lake, garages, sauna.

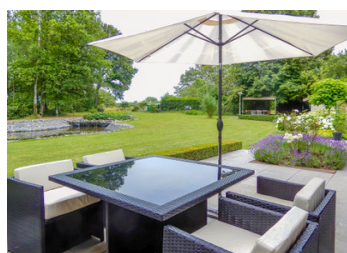


INFORMATION

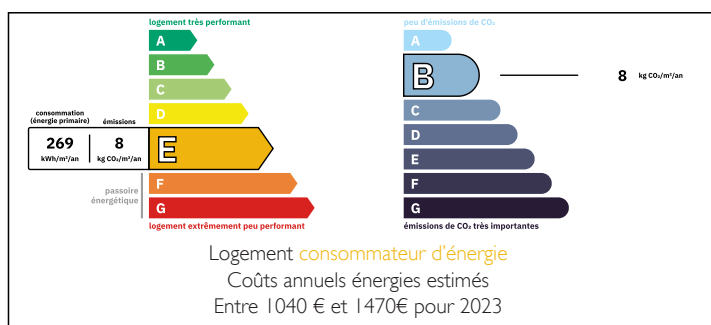
Town:	Lésignac-Durand
Department:	Charente
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	4000 m2

IN BRIEF

Situated within a short distance of Lesiganc Durand which has a bar / restaurant and the leisure lakes of the Haute Charente is this beautiful 2 bedroom detached house on one level (with a mezzanine used as a 3rd occasional bedroom). The property has been designed by the current owner and all the fixtures are to a high standard. The property has a secure gated entrance, two garages and another garage for a camping car. There is a separate area room set up as a sauna which could also be additional accomodation with letting potential. The gardens have mature trees and shrubs, there is a covered and two other external terraces all with lovely views of the small lake.

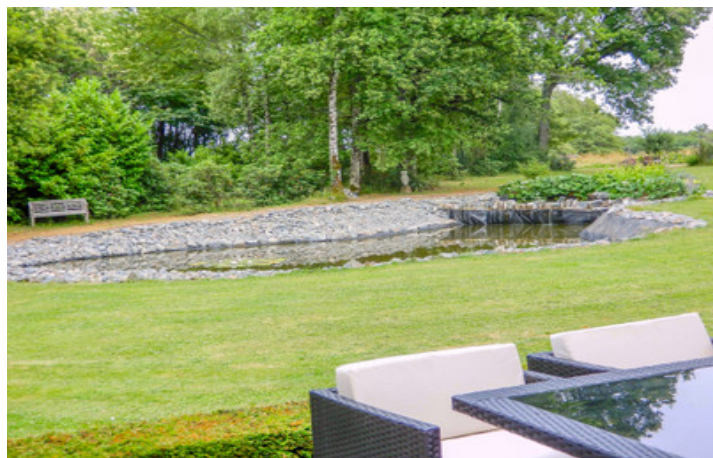


ENERGY - DPE



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

The House comprises: On one level: Entry hall, WC, sitting room with wood burner & open plan kitchen & dining room area 58m², 2 chambres 12 m², one with a mezzanine above, family bathroom with bath, separate shower & WC, Utility room / workshop 21m².

Outside: Gated entrance, 2 garages, garage for camping car, sauna room suitable for additional accomodation, small lake, 2 external terraces and one covered terrace, wrap around completely private garden.

Lesignac Durand with bar / restaurarant, small shop & petrol pump 2kms

Chabanais town with all commerces, school & doctors and weekly market & situated on the beautiful Vienne river 12km

Limoges Airport 36 minutes / Limoges City 46 minutes

Angouleme city with fast train link (TGV) 47 minutes

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

LOCAL TAXES

Taxe habitation: EUR

NOTES