

House with 2 bedrooms, garden and garage in walking distance of local shops. Situated near Aigre.



## INFORMATION

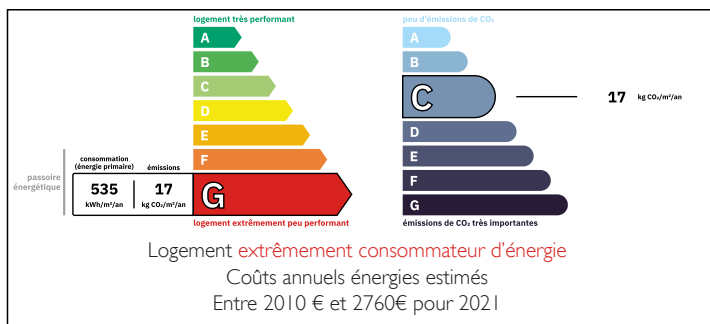
Town:	Marcillac-Lanville
Department:	Charente
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	512 m2



## IN BRIEF

This is a small house with two bedrooms, which has all of the requirements for a holiday home or rental property.

## 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

Kitchen to be updated is 11m<sup>2</sup> with a spiral staircase at the end, sitting room has a closed fireplace and wooden floor 15m<sup>2</sup>, shower room on the ground floor is 3.67m<sup>2</sup> - it needs changing or moving to the store room in the next room. Easily reconfigured.

On the first floor are two bedrooms 11m<sup>2</sup> and 12m<sup>2</sup> to the front of the house, and both with wood floors.

The landing leads to an external door and the higher part of the garden.

Outside the garden is on two levels, the lower area with making space and on a slope to a grassed area.

There is a garage 15m<sup>2</sup> and outside seating area.

This house needs updating and would make a pretty home.

The village has mains drains, fibre and is expected to have a new bakery in the near future. Other shops in the village include, hairdressers, post office local food shop and cafe and pizza restaurant. There is a small local produce market on a Sunday and the nearest market town is Aigre.

Angoulême 28km with main railway station

Selection of airports about 90 mins away

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

## LOCAL TAXES

Taxe foncière: 380 EUR

Taxe habitation: EUR

## NOTES