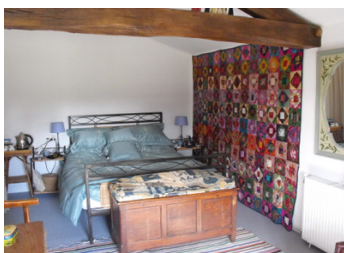


**UNDER OFFER ACCEPTED** Located in a small peaceful hamlet, this property offers gite potential.



## INFORMATION

Town:	Le Bouchage
Department:	Charente
Bed:	5
Bath:	2
Floor:	189 m2
Plot Size:	4820 m2



## IN BRIEF

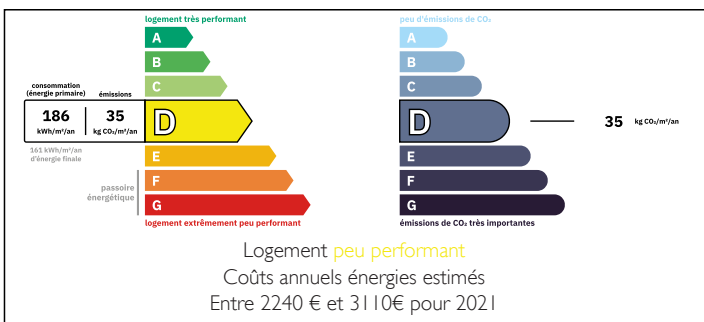
This large and spacious house would be an ideal family home or it could offer gite/chambres d hotes potential should that be what you are looking for.

The property offers 5 bedrooms, 2 bathrooms, a library, living room/dining room, a large kitchen with designated dining area leading out onto a south facing decking, and a lounge. There is oil central heating and upvc double glazing. To the outside there are garages a log store and another open store.

From the living room/dining room you can enjoy views over the garden and the land which is bordered with cherry trees providing a lovely view when they are in bloom.

This is a good sized property with spacious grounds well worth viewing.

## 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

On arrival at the property:-

Entrance hallway 10m<sup>2</sup>

There is a spacious hallway with a wooden parquet flooring, leading off to

Lounge 19m<sup>2</sup>

With a feature fireplace and wood burning fire and wooden flooring, feature French doors leading out on to an enclosed private garden to the side of the house.

Across the hallway is the first bedroom 13m<sup>2</sup> again with wooden parquet flooring and a view to the front of the house

Bedroom 2 12m<sup>2</sup> with wooden flooring and views down towards the back garden.

Bedroom 3 - 13m<sup>2</sup> with wooden flooring and view out over the side garden.

There is an inner corridor/hallway which leads to the wc 3m<sup>2</sup>, a spacious area with ample storage.

The bathroom 4m<sup>2</sup> comprises of a bath, shower cubicle, and washbasin.

Kitchen area 10m<sup>2</sup> - There are a wide range of kitchen cupboards and space for fridge/freezer, dishwasher and washing machine. There is a gas hob and oven and tiled flooring

Dining area - 11m<sup>2</sup> - There is a designated space for dining table and dresser.

There are French door out to the south facing side decking area 24m<sup>2</sup>. Overlooking the private and enclosed side garden.

Back into the house and off the hallway is an area currently used as a library 9m<sup>2</sup> which has fitted shelves, tiled flooring and a designated area for a

## LOCAL TAXES

Taxe habitation: EUR

## NOTES