

Renovated Three bedroom cottage in peaceful village just 10 minutes from shops, bars, restaurants etc

EXCLUSIVE

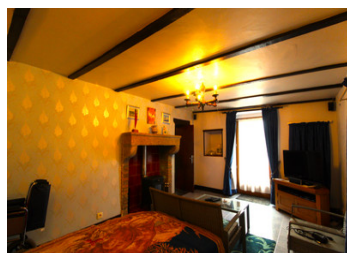


INFORMATION

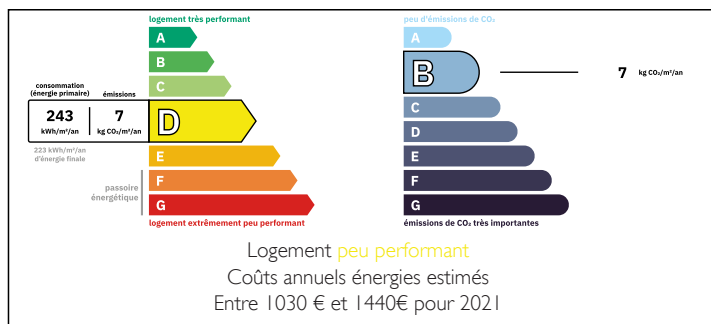
Town:	Abzac
Department:	Charente
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	330 m2

IN BRIEF

A very tastefully renovated and modernised cottage in a peaceful hamlet, with three bedrooms, large kitchen/diner, lounge and two bathrooms. Also outbuildings and manageable garden



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

This lovely cottage will make a wonderful family or Holiday home.

All of the house is on the ground floor with an additional room created in the partly converted loft to accomodate a second bathroom. The current owners have renovated the house to a very high standard over the last 15 years, with double glazing throughout, a wood fired central heating system and a new septic tank less than 10years old. The front door opens into the lounge with an additional wood burning stove 42m2. Off the lounge is the first bedroom 17m2. A single step up from the lounge is the Open plan kitchen/diner 35m2 with a 'range' cooker which also works the central heating system. doors from the dining room also lead to two further bedrooms 16m2 and 15m2 with fully built-in wardrobes, a family shower room with WC and a walk-in storage cupboard.

The loft has been partly converted to allow for a second bathroom (with bath). Wrapped around the house on three side is the manageable garden with a selection of outbuildings 57m2 and a 'wood store/carport' 45m2.

Local amenities are available in Availles Limouzine 8Km, Confolens 14Km and l'isle Jourdain 15Km as well as additional facilities in Bellac 33Km, Limoges and Poitiers.

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

LOCAL TAXES

Taxe foncière: 487 EUR

Taxe habitation: EUR

NOTES