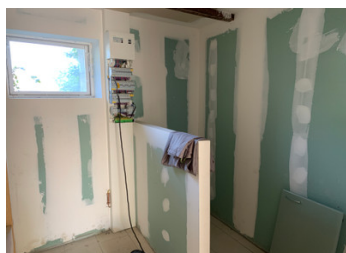


A 3 bed semi-detached stone house. Garden, carport. Renovation to finish. semi-attached at rear of property.



## INFORMATION

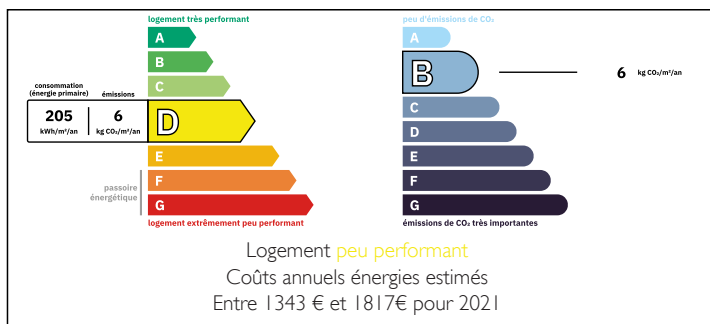
Town:	Condéon
Department:	Charente
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	702 m2



## IN BRIEF

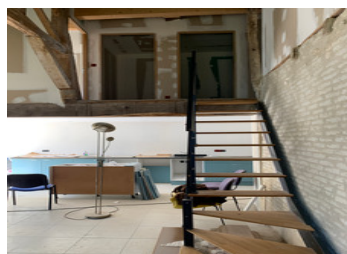
Situated on the edge of a hamlet, 10 minutes from N10 and Barbezieux which has all commerce, schools, doctors etc. 35 minutes to Angoulême and TGV link. 1 hour from Bordeaux.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

This semi attached 3 BEDROOM HOUSE requires the work to be finished. It has a new conforming septic tank (micro station) double glazing, good roof, electrics, most of the kitchen is fitted, as are the shower rooms. It will require a heating system. A lot of the materials are in place.

The accommodation is as follows

OPEN PLAN KITCHEN/LIVING ROOM (45m<sup>2</sup>)

The living area has an attractive chimney, full height ceiling and a natural stone wall.

UTILITY ROOM with W.C. (not supplied) this room will house the hot water tank

GROUND FLOOR BEDROOM (12.8m<sup>2</sup>) with ENSUITE SHOWER ROOM (5.8m<sup>2</sup>)

STAIRS to the first floor, where the balustrade needs installing when the work is near finishing, for easy access

BEDROOM 2 (8.7m<sup>2</sup>)

BEDROOM 3 (9.5m<sup>2</sup>)

W.C.

SHOWER ROOM (4m<sup>2</sup>) with extractor.

ATTIC STORAGE.

Garden and car port.

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