

**OFFER ACCEPTED.** Charming five bed house with attached garden; non-attached garage/workshop.



## INFORMATION

Town:	Le Lindois
Department:	Charente
Bed:	4
Bath:	2
Floor:	113 m2
Plot Size:	1595 m2

## IN BRIEF

A charming old stone five bed semi-detached house of 115m<sup>2</sup> habitable space comprising an open plan living space, five bedrooms and two bathrooms.

Located in the commune of Le Lindois in the eastern Charente, this lovely property Includes attached and non-attached gardens/ land totalling over 1500m<sup>2</sup>, a hangar barn and garage with workshop space.

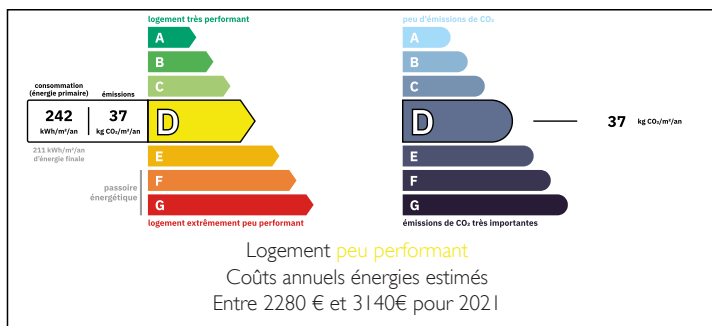
Basic amenities and a school can be found in the nearby village of Montemboeuf; full amenities are within a 15 minute drive in the nearby market towns of Montbron and La Rochefoucauld.

The historic city of Angouleme is 40km and has TGV connections to Paris and Bordeaux. Limoges international airport is 60km.

Attractions in the area include the popular leisure



## ENERGY - DPE



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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 foncière:	450 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

A property in a quiet hamlet in the commune of Le Lindois in the eastern Charente. Comprising an old stone semi-detached 4/5 bed house of 115m<sup>2</sup> with attached garden; non-attached single car garage with workshop space; non-attached hangar barn and non-attached plot of land. Total plot surface area of approximately 1600m<sup>2</sup>.

The main house is attached on one side to a neighbours house and comprises:

On the ground floor:

Covered entrance veranda (6.5m<sup>2</sup>).

Open plan living space (43m<sup>2</sup>) including kitchen/ living room/ dining room with insert wood burner and dual aspect.

Bathroom with shower and WC (5.5m<sup>2</sup>).

Store room (13.5m<sup>2</sup>) that could be used as a ground floor bedroom or a home office.

A wooden staircase leads to the first floor which comprises:

Corridor (12.5m<sup>2</sup>) used as an office and as access to all first floor rooms.

Bedroom 1 (11m<sup>2</sup>) with access to a small loft (used mainly for storage).

Bedroom 2 (9.5m<sup>2</sup>).

Bedroom 3 (9m<sup>2</sup>).

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Bathroom (7m<sup>2</sup>) with walk-in shower and WC that is in the process of being renovated.

A number of windows are double glazed and the roof is in good condition (waterproofed and insulated). Central heating is by a gas-fired boiler and there is an electric hot water tank. The septic tank does not conform with existing regulations.

Outside is a small covered tiled terrace (6m<sup>2</sup>) and an attached garden with a couple of small outbuildings/ sheds. Across a small lane and opposite the house is a small single car garage (18m<sup>2</sup>) with...