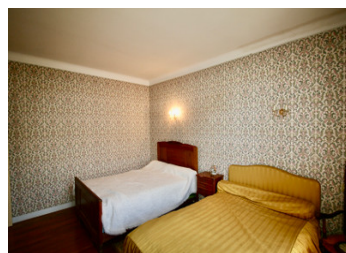
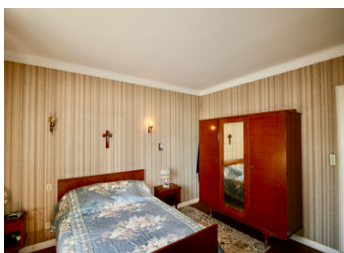


Spacious 4 bed house w/ large garden; walking distance to amenities; sous-sol w/double garage; mains drains.



## INFORMATION

Town:	Massignac
Department:	Charente
Bed:	4
Bath:	1
Floor:	157 m2
Plot Size:	5216 m2



## IN BRIEF

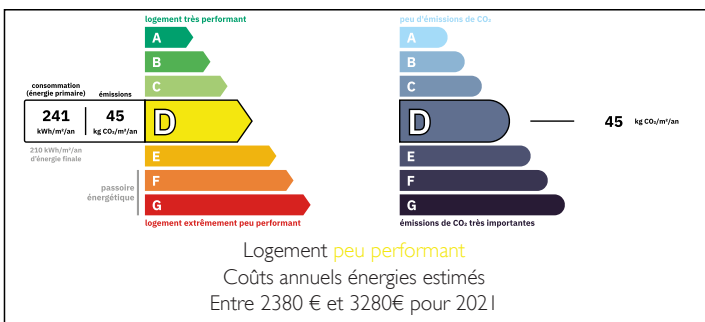
Village centre property comprising a sous-sol type house of over 150m<sup>2</sup> living space with attached garden. Total plot area is over 5000m<sup>2</sup>.

The lovely and spacious south-facing four bed house was built in 1969 by the vendors family and has remained in the family to this day. It is in good condition and ready to move into. Living space is all on one level while the lower level has a double garage and a number of rooms that could be renovated/ updated to increase the living space.

A gated stone driveway leads up to the house and offers private off-street parking. The garden is behind the house and laid to lawn with a few trees.

Amenities within walking distance include bar restaurant, bakery, cafe, epicerie/tabac, doctor, pharmacy, post office and even a fine dining restaurant.

## 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

A lovely village centre property comprising a sous-sol type house with attached garden. Total plot area of 5216m<sup>2</sup>.

The house, built in 1969, has been in the same family to this day. It is in very good condition - the roof is good with no leaks and there are no structural issues. The interior is dated yet there is no question about functionality - everything has been well looked after/ maintained and works correctly. Windows are single glazed and there is a mains drains connection.

Entering through the main door takes you into an entrance hallway (7.5m<sup>2</sup>) and corridor (14m<sup>2</sup>) beyond that connects all the rooms. On the left is the large kitchen (14.5m<sup>2</sup>) with an open fireplace and enough space for a small breakfast table. On the right is a large room (35m<sup>2</sup>) that is a combined dining room/ salon with insert wood burner and large glazed doors that open on to a terrace overlooking the front garden.

Continuing to the corridor, there are a number of doors which lead to the four bedrooms (16.5m<sup>2</sup>, 12.5m<sup>2</sup>, 13m<sup>2</sup> and 15m<sup>2</sup>), bathroom (6m<sup>2</sup>), separate WC (2.5m<sup>2</sup>), office (11.5m<sup>2</sup>) as well a staircase leading to the sous-sol level.

The bedrooms are a good size and have large windows which let in plenty of natural light. Two of them have washbasins hidden in cupboards. The office could continue to be used as such or made into a fifth bedroom. The bathroom has both a bath...