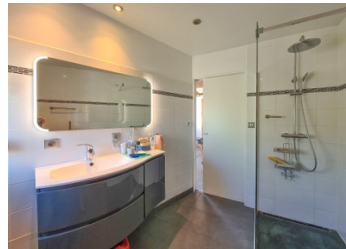


Lovely stone house with three bedrooms, large private parking, enclosed garden



INFORMATION

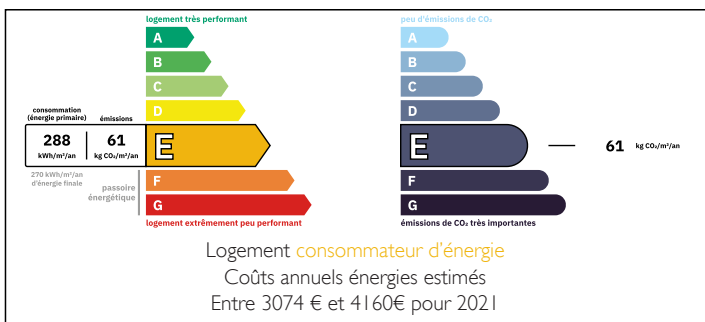
Town:	Saint-Coutant
Department:	Charente
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	592 m2



IN BRIEF

This spacious family home is set in the countryside with easy access to villages with amenities. Most of the house has been renovated and only a few little points need rethinking. The house benefits from oil fired central heating, mostly double glazed and a vast workshop/garage with office, ideal for working from home with its fiber connection. Its small manageable garden is completely fenced. The septic tank does not conform.

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 foncière: 449 EUR

NOTES

DESCRIPTION

The property in more detail... GROUND FLOOR : -

Large reception room : 55 m² including an open plan kitchen (10,2 m²) a living area with a chimney and wood-burner and dining area.

Back kitchen/utility room : 21,4 m² this room is currently not counted in the habitable space as it is not heated. It has a sink and has been equipped as a summer kitchen with direct access to the garden.

Separate WC : 1,8 m² - Shower room : 5,7 m² recently renovated with walk-in shower and sink.

FIRST FLOOR : -

Landing & corridor : 11,1 m².

Bathroom : 7,9 m² with bath, shower, sink & WC. This bathroom needs updating.

Bedroom 1 : 18 m²

Bedroom 2 : 13,3 m²

Bedroom 3 : 34,2 m² with built-in wardrobe, exposed beams and sky lights.

OUTSIDE :

Large car park to the front of the house.

Enclosed garden - Covered terraces (electrics) : 33 m²

Garden shed.

Cellar : 5,3 m².

Workshop/garage : 65,8 m² with garage door, old forge. Very light.

Boiler room : 15,8 m²