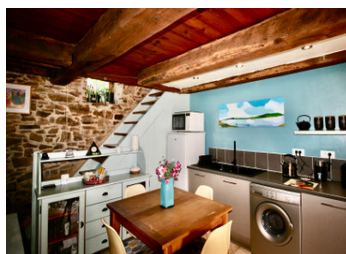


UNDER OFFER. Cosy lock up & leave 2 bed cottage; beautiful garden w/views; quiet hamlet location.



## INFORMATION

Town:	Massignac
Department:	Charente
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	780 m2



## IN BRIEF

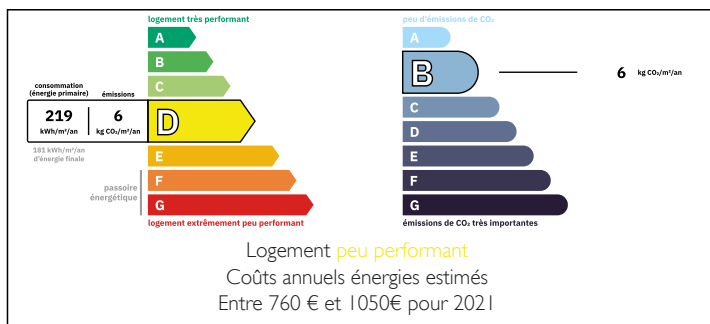
Beautiful, cosy 2 bed cottage in a quiet hamlet near the village of Massignac in the eastern Charente.

Boasting a ground floor living space (kitchen/salon/dining room), top floor master bedroom and second bedroom and bathroom in-between, this old stone property makes an ideal lock up and leave property - perfect for a lovely little holiday home in the peace and quiet of rural France. Includes large garden with great views.

Amenities in the nearby village of Massignac include bakers, cafe, popular bar restaurant, small epicerie/tabac, pharmacy and doctor. There is even a fine dining restaurant at the nearby Domaine des Etangs.

For the adventurous there are plenty of cycling and hiking paths around the popular leisure lakes of the Haute Charente. For those who prefer things a bit

## 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:** 435 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

An old stone property in a quiet hamlet in the commune of Massignac in the eastern Charente.

The property comprises a two bedroom semi-detached old stone house, non-attached garden and a couple of small outbuildings.

The house has 70m<sup>2</sup> living space set over three levels. There is a pebble terrace with small seating area in front of the house. Entering the property takes you into an open plan ground floor space (23m<sup>2</sup>) that includes salon, kitchen and dining room. A wood pellet burner nicely warms up the room and the rest of the house.

A wooden staircase lead to the first floor and a landing (8m<sup>2</sup>) that leads to the two rooms on this level. The first is a bedroom (9m<sup>2</sup>). Currently used as a TV room/salon, this room could easily be changed back and has views over the front of the house. Adjacent is the bathroom with a small dressing area (6m<sup>2</sup>), bath with over-bath shower and washbasin.

The stairs continue to the second level and the master bedroom (26m<sup>2</sup>). A generous space, this has been renovated from what was previously the attic. Skylights let in plenty of natural light.

The windows are all double glazed, the roof has been insulated and waterproofed and is in good condition and the septic tank works just fine.

Outside and just a few meters away from the house is the garden. This has a couple of small outbuildings, used for storage and workshop space. Entered via...