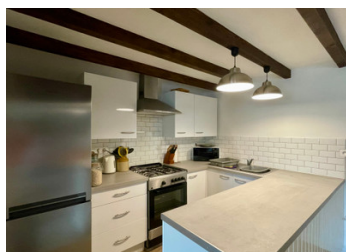


Property with character, stone built and restored, quiet location. Parking and garden. SALE AGREED



INFORMATION

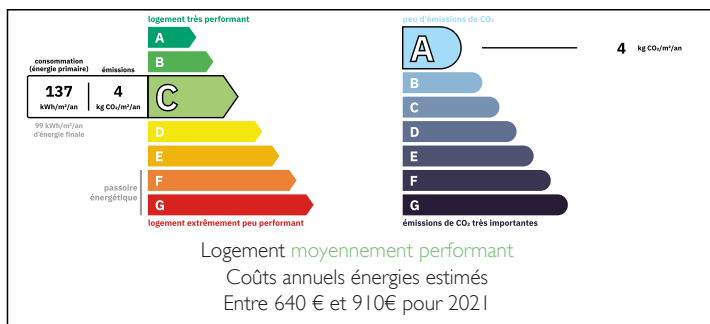
Town:	Aigre
Department:	Charente
Bed:	2
Bath:	2
Floor:	95.95 m2
Plot Size:	454 m2



IN BRIEF

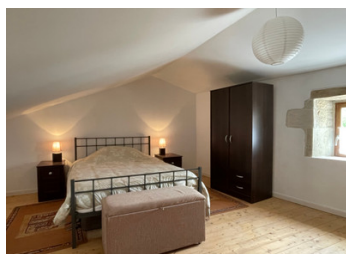
Property with two bedrooms presently, potentially 4 bedrooms or guest accommodation. Fully restored, quiet location in Charente, between the market town of Aigre and Mansle with access to the motorway. Perfect home or holiday home with open parking for car or camper and a garden. Access by train to Luxe or Angouleme and airports 90 mins approx

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.



DESCRIPTION

Ground floor

- Main living area is open plan with sitting area, dining area, and kitchen. 31m²
- Utility room with fitted units 8m²
- Ground floor shower room 4.8m², WC, single sink, walk in shower

Door to the garage - see below

First floor

- Landing 6m²
- Bedroom with decorative fireplace, wooden floors 18.8m² with walk in wardrobe 3.8m²
- Shower room with WC, single sink and walk in shower

Second floor

- bedroom 14.4m² (including the low ceiling height area this is 20m²).

Building

Attached is a garage used for storage with two rooms above, this has potential to be used as living accommodation if required. Plumbing and electrics are installed.

The property is connected to a conforming fosse septic, it has double glazing, fibre is available in the village, there is a pellet boiler fire in the sitting room and electric points are installed for connecting electric radiators if required.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES