

Spacious family home with annexe, courtyard and garden in rural well-served village. Art studio or other

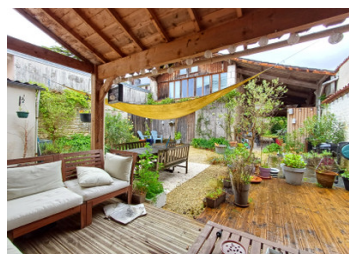


INFORMATION

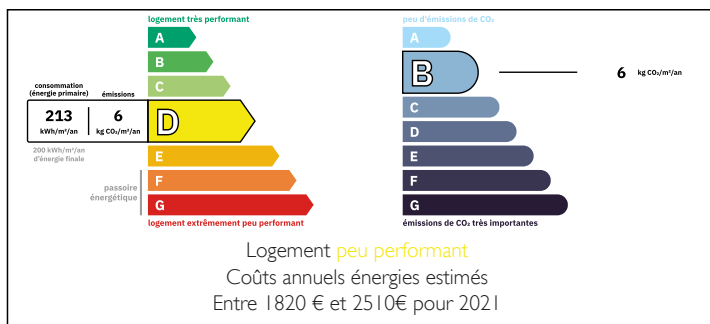
Town:	Aunac-sur-Charente
Department:	Charente
Bed:	5
Bath:	2
Floor:	174 m2
Plot Size:	470 m2

IN BRIEF

A fabulous and extensive traditional stylish home with 5 bedrooms and 2 bathrooms plus a large annexe for storage or leisure, art, sport activities. This traditional property in the centre of a dynamic rural village is everything you need to integrate into your new French lifestyle. Easy care garden and courtyard. The cities of Poitiers and Angouleme with mainline rail connections are an easy driving distance and not far to La Rochelle or Cognac.



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:	676 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Whether you are simply looking for a family home in the centre of a dynamic village or want to set up an art studio or sports facility, this property offers many options.

There is off road parking in front of the house.

The entrance hall is 25m² and houses the pellet burner which provides heating for the whole house. Storage area and stairs.

Door to double aspect Living Room 41m² - dining one end and sitting the other with double doors leading to the covered deck and barbecue area in the central courtyard.

Hallway with door to courtyard

WC and hand basin

Kitchen 15.62m² with door to courtyard. Currently fitted with Ikea units

1st Floor

Landing and hall 10.57m² to

Bedroom 12m²

Bedroom 12m²

Shower room with WC 3.7m²

Second hall of 4m² leading to

Bedroom 9.2m²

Bedroom 10m²

Bedroom 17.22m²

WC

Bathroom 9m² with corner bath, shower unit and sink

Outside

Laundry room

Across the enclosed courtyard and barbecue area is the large outbuilding of approx 54m² on 2 levels. This is partly fitted out to accommodate storage for the resident cycling / sports enthusiast and a games room for the youngsters. This space could be exploited further offering many options!! To the rear of this building with easy through access there is a further garden space where there are vegetable beds, seating areas and an above ground pool. An opportunity not to be missed !!!