

UNDER OFFER 2 to 3 bedroom property in rural hamlet with large adjoining garden and barn.

EXCLUSIVE

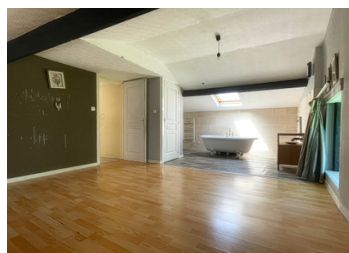


INFORMATION

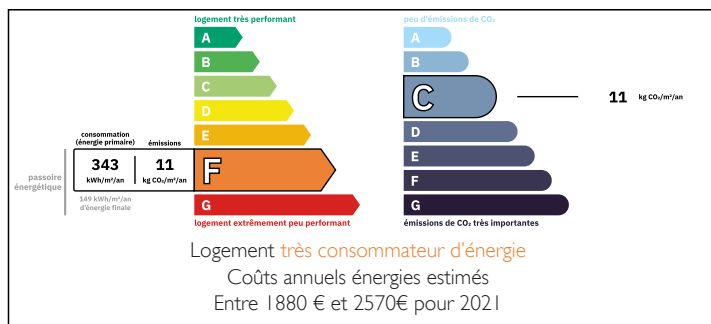
Town:	Oradour-Fanais
Department:	Charente
Bed:	2
Bath:	2
Floor:	90 m ²
Plot Size:	3263 m ²

IN BRIEF

This pretty stone house is in need of refreshing, but offers plenty of potential, with its barn (70 m²) and over 3000 m² of land. Lots of potential to unlock with a bit of TLC needed. Comprising briefly on the ground floor : entrance hall, shower room with WC, living room opening to a kitchen/diner. On the first floor 2 bedrooms one with an en-suite bathroom, study or childrens bedroom and bathroom. The house is fully double glazed.

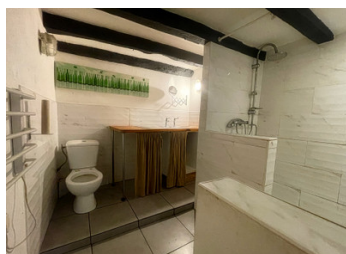


ENERGY - DPE



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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

Situated in peaceful countryside, just 3 km from a small, friendly village with a grocery store/bar/gas station. The medieval town of Confolens, just 19 km away, offers all the necessary services and amenities. Limoges which has an International airport and links to the arterial A 20 road is an easy 40 minutes drive away (46 km)

The area is rural with lovely walks, rivers, lakes and pretty villages.

The layout is as follows.

Ground floor.

Entrance (9 m²)

Shower room (7 m²)

Living room (22 m²) with fireplace opening to

Kitchen diner (20 m²)

First floor.

Bedroom 1 (9 m²)

Bedroom 2 (16 m²) with en-suite bathroom.

Study or children's bedroom (5 m²)

Bathroom (4 m²)

LOCAL TAXES

Taxe habitation: EUR

NOTES

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