

**UNDER OFFER ACCEPTED - Charming 4-room two-story residential house with a large garden and shed in Chassiecq.**



## INFORMATION

Town:	Chassiecq
Department:	Charente
Bed:	2
Bath:	2
Floor:	89 m2
Plot Size:	7009 m2

## IN BRIEF

Welcome to Chassiecq, where this 90m<sup>2</sup> house awaits you in a peaceful and green setting. Ideal for those seeking simplicity and comfort, it offers pleasant living in a charming environment.

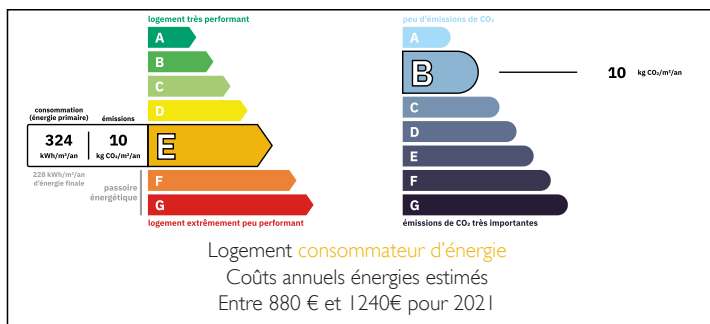
This house features a bedroom and bathroom on the main floor, as well as a second bedroom and bathroom in the renovated and habitable basement. The fenced garden is perfect for enjoying sunny days in complete privacy. The vast 7009m<sup>2</sup> plot offers numerous possibilities for gardening enthusiasts or simply for those who enjoy having ample space. The garage/shed is a practical asset for storing and protecting your vehicles and equipment.

**A Peaceful Living Environment**

Located in the quiet village of Chassiecq, contact us today to arrange a visit and discover all that it has to offer.



## 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

This house comprises:

- Kitchen: 15m<sup>2</sup>
- Living room: 16m<sup>2</sup>

### UPSTAIRS

- Dressing room: 2.08m<sup>2</sup>
- Bedroom 1: 16.24m<sup>2</sup>
- Shower room + toilet: 6.87m<sup>2</sup>

### ADJACENT BASEMENT

- Room/Office: 11m<sup>2</sup>
- Bedroom 2: 16m<sup>2</sup>
- Bathroom + toilet: 6m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

All set on a large fenced garden of 7009m<sup>2</sup>. A barn/garage for storage. Heating is provided by a wood stove and electricity. No materials or products containing asbestos.

### Risk and Pollution Status:

The property is not located within the perimeter of a natural risk prevention plan.

The roof is okay, but the septic tank is not up to standard.

## NOTES

Chassiecq is a commune in Northern Charente located 5 km southwest of Champagne-Mouton.

**CHASSIECQ/Natural Setting:** Situated in a preserved natural environment, Chassiecq offers picturesque landscapes and a tranquil setting for its residents.

**Tranquility:** Chassiecq is a quiet village, ideal for those seeking serenity and distance from urban hustle and bustle.

**Community Spirit:** The community of Chassiecq is known for its friendly atmosphere and spirit of solidarity, creating a warm and welcoming