

Spacious detached 4 bed property, with large garden in walking distance of local commerces

EXCLUSIVE



INFORMATION

Town:	Marcillac-Lanville
Department:	Charente
Bed:	4
Bath:	1
Floor:	151.99 m2
Plot Size:	2253 m2

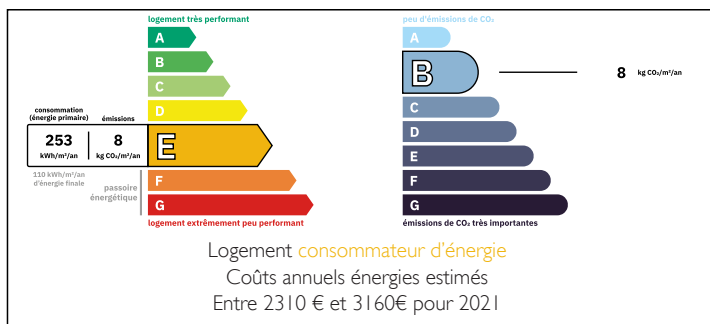
IN BRIEF

Situated in a village with local shops, restaurant and a primary school, this detached property has a abundance of space to entertain with its two reception rooms and sunny terrace.

Marcillac Lanville is near the market town of Aigre and in commuting distance of Angouleme and Cognac.

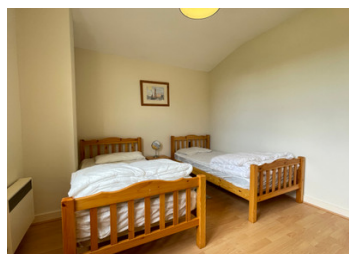


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

In greater detail -

Enter into the spacious hallway, ground floor WC, access to the garage, kitchen and two reception rooms. The ground floor is tiled and has electric heating and an open fire in the lounge.

Entrance hall - 11.37m²

WC - 2.41m²

Kitchen 13.56m²

Lounge diner 38m²

Second reception room - 12.95m²

First floor, with spacious and bright rooms, heated with electric radiators.

Landing 9m²

Bedroom 1, 18.55m²

Bedroom 2, 17.09m²

Bedroom 3, 12.45m²

WC 2m²

Bathroom 4.86m²

Bedroom 4, 9.34

The garage is attached to the property with direct access in to the hallway.

The garden encircles the property and is enclosed by a wall, fence and trees to the rear.

The property is connected to mains drains which are certified. Fibre is available in the village for the new owners to connect to.

The village centre in Marcillac Lanville has recently been updated and the village has a beautiful abbey in Lanville a walk from the centre. There is a local food shop, bar / tabac, restaurant, hairdressers and post office. The village also has tennis courts and a football pitch for the local team.

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