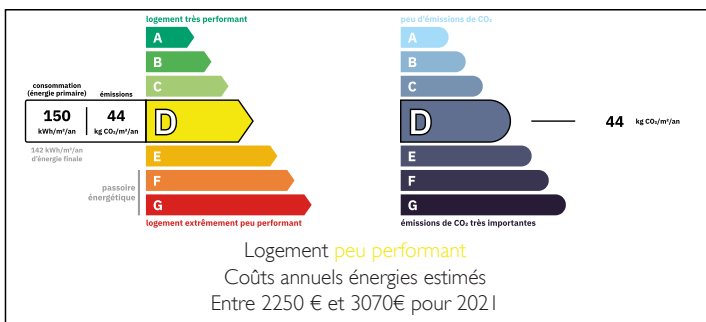


Large property with 4 bedrooms, in walking distance of the Charente river. Commerces in Aigre.



ENERGY - DPE



INFORMATION

Town:	Ambérac
Department:	Charente
Bed:	4
Bath:	2
Floor:	188.39 m2
Plot Size:	482 m2

IN BRIEF

Nestled in a peaceful hamlet, this spacious property offers a tranquil escape. The home features four bedrooms,

Providing ample space for families or those seeking a quiet retreat. The living areas are generously sized and filled with natural light.

Outside, the property boasts outbuildings with the potential to create a charming cottage (subject to planning permission). The manageable garden offers a serene outdoor space for relaxation.

Practical features include double glazing and fibre broadband connectivity in the village, ensuring modern comfort and convenience. With fosse drainage, the property benefits from its proximity to a primary school, making it an ideal choice for families.

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: 1080 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In more detail.

Kitchen with fitted units 16.61m²

Sitting room with tiled floor, open fireplace 22.38m²

Hallway with walk in storage

Bedroom one, on the ground floor 14m²

Bathroom with bath and shower unit, sink and WC 7m²

separate WC

Utility room 1.55m²

Entrance hall

First floor

Bathroom two, 7.8m²

Bedroom three, 13.81m²

WC

Bedroom four, 27.66 m² with chimney, open but not used

Kitchen diner/ sitting room 15.71m²

Boiler room 9m²

Separate to house on the same plot

Building / garage with fosse ready to create a cottage, the planning permission has expired. Separate water and electric meters have been installed.

approx 70m².

Gardens to the front and the side of the property.

The property has a fosse septique, double glazing, fibre in the village, electric and water connected. Lovely area for walking and cycling, the Charente river passes through the village and there is a historic church.

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