

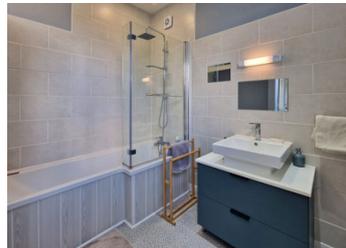
Charming 4-Bed Village Home with Attached Garden and Garage

EXCLUSIVE



INFORMATION

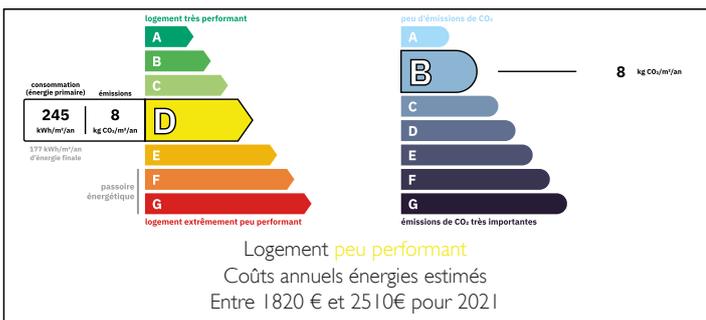
Town:	Saint-Christophe
Department:	Charente
Bed:	4
Bath:	2
Floor:	126 m ²
Plot Size:	1 195 m ²



IN BRIEF

Four bedroom detached house and its garden situated on the outskirts of the friendly Charentaise village of St Christophe not far from the towns of Confolens and St Junien. Limoges airport is 34km.

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

To the front is a terrace accessed from the dining room.

GROUND FLOOR

Entrance hall

Dining room with wooden floor and woodburner (16.24m²)

Fitted kitchen with woodfired range cooker, electric oven and gas hob (13.09m²) with door to garden

Living room (16.22m²) open plan to kitchen with wooden floor

WC (2.2m²)

Cloakroom (2.4m²)

Bathroom/utility room (8.9m²) with a bath, basin and space for the washer/dryer and storage cupboards.

FIRST FLOOR

Landing off of which there are 4 good sized bedrooms:

Bedroom 1 (13.9m²)

Bedroom 2 (15.9m²)

Bedroom 3 (16.15m²)

Bedroom 4 (16.5m²)

Bathroom (4.1m²) with bath, basin & wc

Stairs up to an attic

Stairs on the groundfloor lead down to a very useful cellar with store rooms (ceilings insulated in some rooms) and access into the garden.

The garden has a garage/workshop, greenhouse and logstore. There are a selection of fruit trees and space for growing vegetables or a pool.

Off-road parking.

The electrics are all recent

Roof done in 2008

All double glazed (except kitchen window and door)

Insulation

The septic tank was installed in 2023

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 921 EUR

Taxe habitation: EUR

NOTES