

Charming property - 3 bedrooms - Garden, Outbuildings, Carport. 10mn from Barbezieux



INFORMATION

Town:	Condéon
Department:	Charente
Bed:	3
Bath:	1
Floor:	240 m ²
Plot Size:	6140 m ²

IN BRIEF

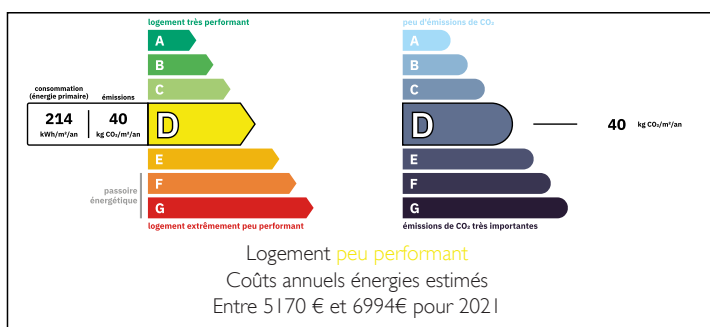
Located in the southern Charente region, 10 minutes from Barbezieux, this charming 3-bedroom semi-detached property offers generous living spaces over 240m² with a large landscaped garden and a 60m² covered terrace for outdoor living. Just 30 minutes from the charming town of Aubeterre-sur-Dronne, 40 minutes from Angoulême, and 1 hour from Bordeaux.

The ground floor comprises an entrance hall, a large kitchen, a utility room, a bedroom, a living room, and a large summer lounge with access to the terrace and wooded garden.

A beautiful wooden staircase leads to the first floor, leading to a large landing divided between an office and a small living room, a toilet, a shower room, and two bedrooms, one with a dressing room.

Outside, there are two large outbuildings measuring

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

MORE PHOTOS AVAILABLE AND FLOOR PLAN UPON REQUEST

GROUND FLOOR

Entrance hall - 13m²

WC with sink - 1.5m²

Large kitchen with wood stove fireplace - 27m²

Living room with insert fireplace (not used) - 37m²

Back kitchen - 15m² with access to the attic 20m²

Room - 15m² which can be used as an office, spare bedroom or library

Bedroom 1 - 18m²

Summer living room - 41m² with a mezzanine of 16m²

Covered terrace with summer kitchen - 60m²

FIRST FLOOR

Landing area - 26m² with office area

Bedroom 2 - 20m²

Shower room - 7m² with walk-in shower and 2 sinks

WC - 1.5m²

Bedroom 3 - 22m² with dressing room 5m²

OUTBUILDINGS

Barn - 50m²

Barn - 60m²

Carport - 15m²

OUTSIDE

Very well maintained and established garden

Well

TECHNICAL SHEET

Gas heating system and wood (wood burner)

Double glazing on the north of the property

Compliant septic tank

Fiber installed

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

LOCAL TAXES

Taxe foncière: **1647 EUR**

Taxe habitation: **EUR**

NOTES