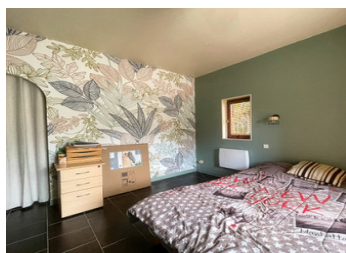


Immaculate 3 bedroom house with garage/workshop and in ground heated pool. Set on 8600 m grounds with a pond



INFORMATION

Town:	Lessac
Department:	Charente
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	8633 m2



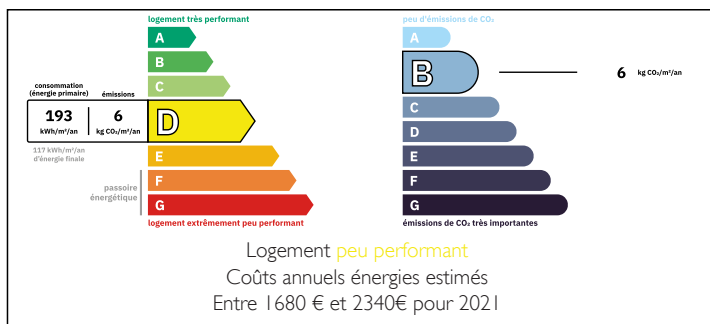
IN BRIEF

This detached stone property has been beautifully renovated to create a comfortable family home. The ground floor comprises an open-plan kitchen/dining room, lounge, bedroom, shower room, WC and utility room.

Upstairs : an office space, small sitting room 2 bedrooms and bathroom.

Situated 1 km from the peaceful village of Lessac, where you will find a local grocery shop, bar/restaurant, hairdresser and post office and only 8 km from the medieval town of Confolens, one of the most beautiful towns on the river Vienne offering full amenities and services. Limoges which has an International airport and links to the arterial A 20 road is an easy 50-minute drive away (58 km).

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

The layout is as follows.

Ground floor: Kitchen (10 m²) opening to the dining room (35 m²) which benefits from an open fireplace, some exposed stonework and wooden beams.

To the right of this room is the downstairs bedroom (16 m²) with a dressing room (6 m²) and to the left a corridor leading to the shower room (7 m²), separate WC and the utility room (5 m²). The lounge (28 m²) also features wooden beams, a fireplace with an insert and a bar area. From this room, a staircase leads to the first floor where there is a space (18 m²) currently used as a study and sitting room with a landing leading to 2 good-sized bedrooms (13 m²) and (16 m²) and a bathroom (7 m²).

Heating is provided by a heat pump installed in 2017. The house is fully double glazed and the septic tank is conform.

Dimensions of the swimming pool 4x8 m.

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

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

NOTES