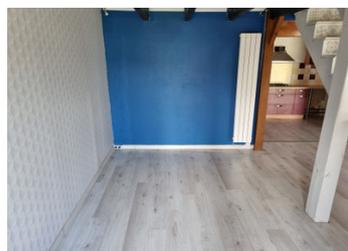


2/3 bedroom house in a peaceful hamlet with garden and outbuildings.



INFORMATION

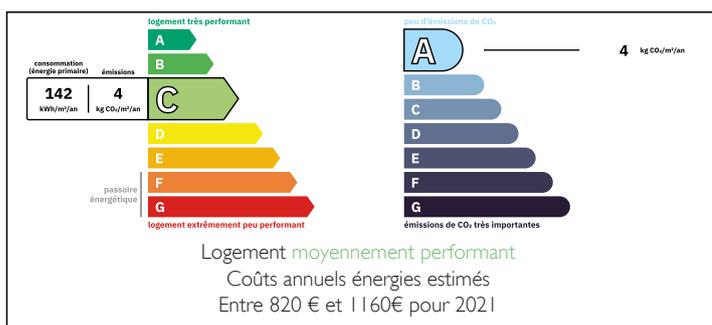
Town:	Saint-Christophe
Department:	Charente
Bed:	2
Bath:	1
Floor:	99 m2
Plot Size:	550 m2



IN BRIEF

Located a short distance from the pretty village of St. Christophe, this well proportioned house offers good space to enjoy as either a holiday or permanent home. With a private garden and substantial outbuildings, there is room to enjoy hobbies or sit down and take in the lovely views.

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

Entry is to the main living space of approx 32 square metres with woodburner and electric radiators. The fitted kitchen of approx 14 square metres is to the rear of this room. Up the stairs are the shower room with toilet and hand basin plus three rooms of approx 14, 10 and 9 square metres respectively. Two are already bedrooms, and the third could be converted into an additional bedroom. Access to the attic space is via the third room. The garden and outbuildings are close to the house, but not attached, and the hamlet itself consists of just a few properties.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES