

Charming 3-Bedroom House with Enclosed Garden and Garage



INFORMATION

Town:	Pleuville
Department:	Charente
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	1182 m2

IN BRIEF

Discover this Charming Village House, Perfect for Those Who Wish to Combine Authenticity and Modern Comfort.

This house features three bedrooms, including one located on the ground floor, ideal for guests or as a master suite.

Some renovations are necessary to modernize this old house, offering the opportunity to personalize it to your taste and make it a true cozy retreat.

A practical garage is included, providing a secure space for your vehicle or additional storage.

Enjoy a generously sized, fully enclosed garden, perfect for children, pets, or creating a relaxing outdoor space

This house has incredible potential to become a pleasant and comfortable residence after a few renovation works

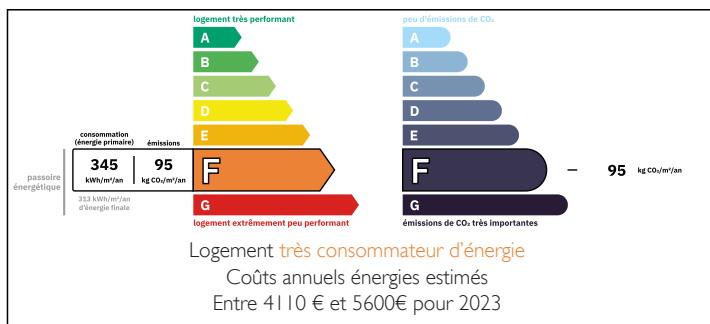
Its location in a village adds to the charm of daily life

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.



ENERGY - DPE





DESCRIPTION

This House Consists Of:

Entrance Hall: 8.25m²

Kitchen: 13m² to be equipped

Bathroom + WC: 3.81m²

Living Room: 17.70m²

Bedroom 1: 18m²

A wooden staircase leads to the upper floor.

Landing: 4.94m²

Bedroom 2 (Wallpaper or painting needed):
17.50m² with linoleum floor

Bedroom 3: 13.25m²

WC + sink: 2.30m²

The roof is in good condition.

Double glazing on the ground floor.

New door.

Well.

Garage with a back kitchen.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Pleuville is a commune in the northeast of Charente, bordering the department of Vienne, located 16 km northwest of Confolens and 56 km northeast of Angoulême. The village of Pleuville is also 9 km southeast of Charroux, which has bars, a grocery store, and a pharmacy, 13 km northeast of Champagne-Mouton and its amenities, 13 km west of Availles-Limouzine, 24 km east of Ruffec, and 56 km south of Poitiers.

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