

Three bedroom renovated cottage with lovely views in peaceful hamlet.



INFORMATION

Town:	Benest
Department:	Charente
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	1037 m2

IN BRIEF

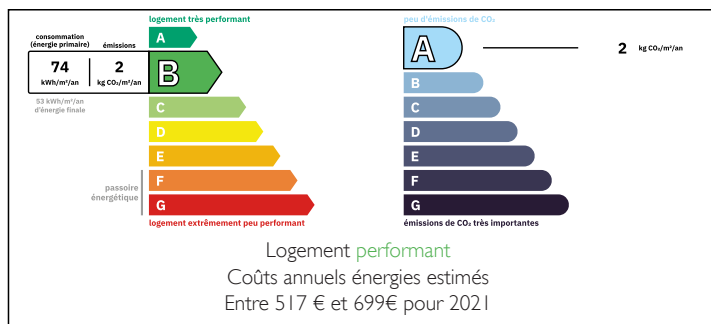
This detached property has private parking and a selection of outbuildings, one of which has been very nicely changed into an outdoor dining and entertaining space.

As you enter the house you are straight into a tastefully decorated open plan kitchen diner, 24m2. There is a cosy lounge next to the kitchen 14m2 with a wood burner. There is also a ground floor bedroom 15m2 and shower room 7m2.

The back door from the lounge leads into the lovely garden complete with mature fig tree.

Stairs from the kitchen lead to a converted loft space with a splendid double bedroom with free standing 'roll top' bath 19m2 and separate wc. There is also a second bedroom at this level 9m2, with a lounge area or dressing room 10m2.

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.



LOCAL TAXES

Taxe foncière: 580 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in a lovely little hamlet, this will make a wonderful home whether you live here permanently or just use it to get a break from the 'rat race'.

This modernised property sits on just over 2000m² of mature garden with lovely views across the Charente countryside. As mentioned the property has been very tastefully modernised and decorated and some minor work is still being done.

The ground floor could be used as a completely self contained property, with kitchen, dining room, lounge, and shower room with wc.

The first floor (converted loft) can be used by yourself or as an apartment with two bedrooms, a bathroom, wc and lounge space.

In addition to the stairs from the kitchen there is separate access via a set of outside stairs at the other end of the house.

The options are numerous !

Outside is a mature garden with various trees and a fantastic 'alfresco' dining/entertaining space. A gate leads to the rest of the garden which is waiting for you to develop how you wish (it would make a great Veggie patch!)

There are two small outbuildings to use for storage or as workshops, about 40m² in total

The house has a Heat transfer heating system as well as the wood burner in the lounge and is double glazed and insulated throughout.

There is a bar/Restaurant and general store just 6Km away in Alloue, more amenities including a supermarket are available in Champagne Mouton 7Km away, and everything you need is...