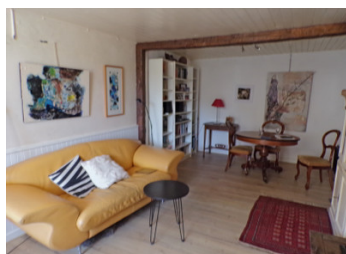


- UNDER OFFER .Charming 92m2 house, 2 bedrooms, garden, barn, close to Haute Charente lakes.



INFORMATION

| | |
|-------------|----------------------------|
| Town: | Saint-Quentin-sur-Charente |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 92 m2 |
| Plot Size: | 505 m2 |



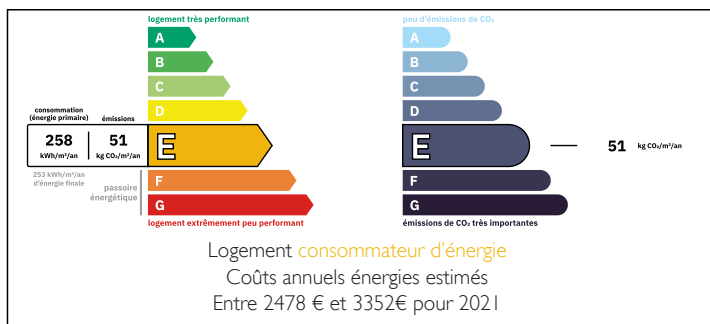
IN BRIEF

Ready to move in house, Ideal for lovers of peace and nature.

Quiet yet close to all amenities, Chabanais is just a few km away.

Great potential for expansion.
Water wells

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

This 92m2 house, at the end of a small road in a hamlet of 200 inhabitants, will appeal to the most adventurous and offers great potential for extension. The hamlet has a post office and restaurant, a grocery store. The well is supplied all year round.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES