

Property with lovely open spaces, 4bedrooms, barn, garages and just a few Km from the lovely town of Marthon.

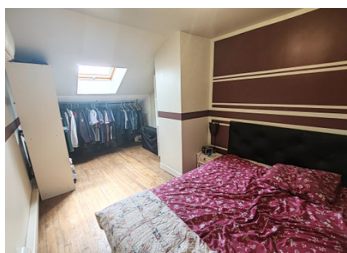


INFORMATION

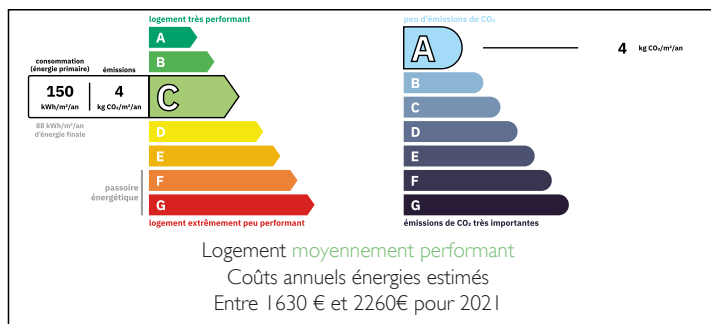
Town:	Feuillade
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	2120 m2

IN BRIEF

This property is ideally situated just a few minutes from the small town of Marthon where you will find a school, local shops, restaurant, walking paths and cinema. It is in a small hamlet but feels very private. Currently the property offers a kitchen, big dinning room, living area, 2 bathrooms and 4bedrooms. There is also a big barn, a garage and a work shop. It is also possible to make 2 properties in one as there are 2 staircases and 2 entrances.



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 habitation: EUR

NOTES

DESCRIPTION

The property consists off :

Ground floor:

- Living room with double doors into the garden and a main entrance door. There is fire as heating and stairs to go to the 1st floor. 25m2
- Kitchen with double doors onto a courtyard space. 17m2
- Dinning room / Living room with a second fire and more stairs to go upstairs : 32m2.
- Utility room 6m2
- Bathroom with bath : 5m2

1st floor :

- Landing 17m2
- Bedroom 10,4m2
- Bedroom 10,3m2
- Bedroom 13m2 (20m2 in total as some space in under 1m80 high)
- 2nd landing 17m2
- Bedroom 8m2 (16m2 less than 1.80m)
- Bathroom with shower
- WC

Outbuildings :

Barn 55m2

Garage 16m2 and work shop 19m2 (electricity and water)

The current owners have done a lot of work, all new electric and plumbing. Walls and roof insulation. PVC Double glazing throughout.

Fibre connected

Septic tank.

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