

**UNDER OFFER** Beautiful 4 bed stone house with outbuildings and attached garden with lovely views.



## INFORMATION

Town:	Massignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	1828 m2

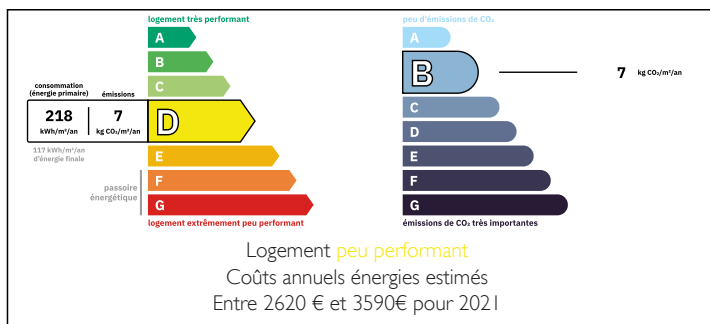


## IN BRIEF

This beautifully presented home offers a fabulous characterful home with easy ground-floor living and guest/family accommodations on the 1st floor. Generous hall, open plan kitchen/dining room, principal bedroom with ensuite shower room, lounge, office, utility room and 2nd shower room on the ground floor and 3 bedrooms with large landing on the 1st floor. All beautifully presented with lovely gardens and outbuildings all in good condition.

The roof appears to be in excellent condition and is well insulated. The windows and doors are all double glazed and the heating is via the log burning stove in the lounge and underfloor heating that runs through the bedroom, kitchen and dining room. The kitchen and bathrooms are recent and well appointed and the septic tank is in full conformity.

## 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

The village of Massignac offering choice of restaurants, village store, boulangerie and access to the wonderful Haute Charente leisure lakes is just 3km from your door. Limoges airport is just over 50km (45 mins by car) and Angouleme TGV train station is the same distance (50 mins by car).

### GROUND FLOOR

Entrance Hall : 15m<sup>2</sup>

Kitchen : 15m<sup>2</sup>

Dining room : 14m<sup>2</sup>

Bedroom 1 : 20m<sup>2</sup>

Ensuite shower room : 6m<sup>2</sup>

Utility room : 10m<sup>2</sup>

Lounge : 38m<sup>2</sup>

Office : 6m<sup>2</sup>

Bathroom : 5m<sup>2</sup>

Garage : 27m<sup>2</sup>

### FIRST FLOOR

Mezzanine : 15m<sup>2</sup>

Bedroom 2 : 14m<sup>2</sup>

Bedroom 3 : 11m<sup>2</sup>

Bedroom 4 : 12m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1355 EUR

Taxe habitation: EUR

## NOTES

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