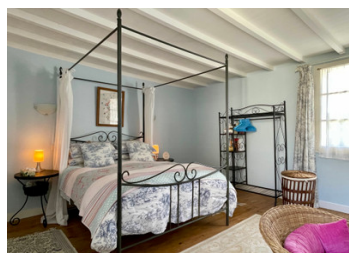
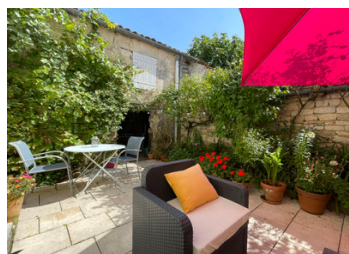


Property with 2 bedrooms and a lounge overlooking a courtyard garden and the village square.



## INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	119 m2



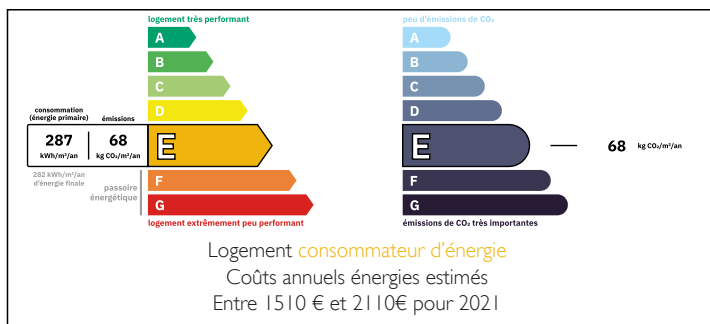
## IN BRIEF

This very secure and easily maintained home, with parking, is in a pretty area of Val d'Auge between the market towns of Rouillac and Aigre in the Charente.

The village is surrounded by vineyards, fields and woodland and has an organic farm and shop. It has a good sense of community and has just opened a bar which is a hub of local activity, about 3 or 4 minutes walk away.

The house has a welcoming feel with a cosy sitting room and a dining room, both looking out to the courtyard garden. On the first floor are 2 large bedrooms, plus a third room for an office or occasional bedroom, all with original wooden floors.

## 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

### Ground floor :

Sitting room with wood burning stove. Glass double doors open into the courtyard, 16m<sup>2</sup>

Dining room with tiled floor and dual aspect doors. Double-glazed front doors, 11m<sup>2</sup>.

Kitchen with fitted units, electric hob and oven, and tiled floor, 6m<sup>2</sup>

Shower room of 5m<sup>2</sup> with WC.

### First floor :

Bedroom 1, a beautiful bright room, with dual aspect windows and original wooden flooring 17m<sup>2</sup>. There is a connecting room which could be used as an office, dressing room or occasional bedroom 6m<sup>2</sup>

Bedroom 2, a spacious room with built-in wardrobes, overlooking the square. 16m<sup>2</sup>

### Outside :

Walled private courtyard garden with mature planting and seating areas, 30m<sup>2</sup>. An outbuilding of 18m<sup>2</sup>, with the boiler and fuel tank for the central heating and storage space on two levels.

### Other information -

The property has a wood burner stove and oil fired central heating.

Single glazed original wooden windows.

Linky smart meter connected

Fibre connected

Drainage via a shared village system

### The area -

Val D'auge is a large commune situated in the Charente which is made up of a number of smaller villages and hamlets.

Rouillac is the nearest main town for cafés restaurants, supermarkets, doctors, and the largest monthly rural market in the Charente, the "vingt-sept". 10km. There are a number of small villages with restaurants nearby.

The house is just 18km from the popular town of Jarnac, 27km from Cognac and...

## LOCAL TAXES

**Taxe foncière:** 215 EUR

**Taxe habitation:** EUR

## NOTES