

Stone built village property with 2 bedrooms, and seperate barn and gardens.



INFORMATION

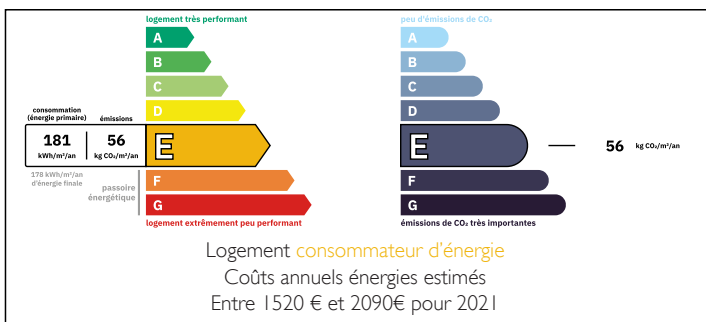
Town:	Roussines
Department:	Charente
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	752 m2



IN BRIEF

Perfect lock up and leave, or rental opportunity : - This stone-built property is located in a quiet hamlet, 15 minutes from Montbron with all amenities. Comprising: On the ground floor, a kitchen, and seperate dining area, living room, wc and cellar. Upstairs offers two large bedrooms and a family bathroom, with an attic space that could be converted into a further bedroom or office. Opposite the property offers a large barn/workshop and garage, with a small manageable garden.

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

Village property located in a quiet hamlet, close to the town of Montbron with all its amenities, shops and restaurants, this property is an ideal lock up and leave or a rental opportunity. Offering a spacious kitchen with plenty of storage space, a separate living room and dining room, wc and a small attached barn/cave, which houses the oil fuelled boiler. Upstairs offers two very large bedrooms over 25m² and 17m² and a family bathroom. There is a loft space that could be converted into further accommodation. Opposite the property you will find the 125m² barn/workshop and garage, with its attached manageable garden. A property not to be missed. Virtual visit available on request.

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

LOCAL TAXES

Taxe foncière: 725 EUR

Taxe habitation: EUR

NOTES