

charentaise house of approximately 167m2 with garage and garden for sale in Lignières-Sonneville.

## EXCLUSIVE



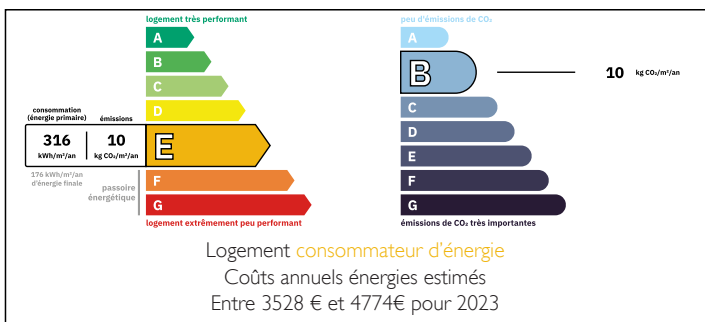
## INFORMATION

Town:	Lignières-Sonneville
Department:	Charente
Bed:	3
Bath:	1
Floor:	167 m2
Plot Size:	2120 m2

## IN BRIEF

Pretty stone Charentaise house for sale in the heart of the Grande Champagne region, with an enclosed garden planted with trees in a quiet hamlet. This long building comprises, on the right, a kitchen opening onto the lounge with its mezzanine, a 300l m2 dining room opening onto a utility room. On the left, there is a shower room, a WC and 3 spacious, bright bedrooms, two of which have built-in wardrobes and washbasins. On the second floor, a mezzanine opens onto the lounge and a room in the attic has been converted. A pretty wooded garden surrounds the house, giving it a feeling of calm and serenity. The septic tank is up to standard, as is the electricity, and 70 m2 of the roof has been renovated. Renovation and refreshment work is planned, particularly on the woodwork...

## 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

- 167 m2 house comprising :
- 3 bedrooms (approx. 17, 14, 14)
- kitchen-living room approx. 34 m2
- dining room approx. 30 m2
- laundry room, 1 shower room, WC, 1 mezzanine of approx. 15 m2
- garage and outbuilding measuring approx. 78 m2
- a garden of 1875 m2, all on a plot of 2120 m2

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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