

A Perfect, one bedroom property with separate Gite, garage and pool



## INFORMATION

Town:	Chirac
Department:	Charente
Bed:	2
Bath:	2
Floor:	104 m2
Plot Size:	4226 m2



## IN BRIEF

Set in the middle of the beautiful Charente countryside, this property will make a perfect permanent or holiday home with business potential. The main house is fully double glazed and has a lounge 24m2 with 'dual aspect' double doors opening onto the garden. Open plan kitchen /diner 24m2 with a walk in larder 6m2.

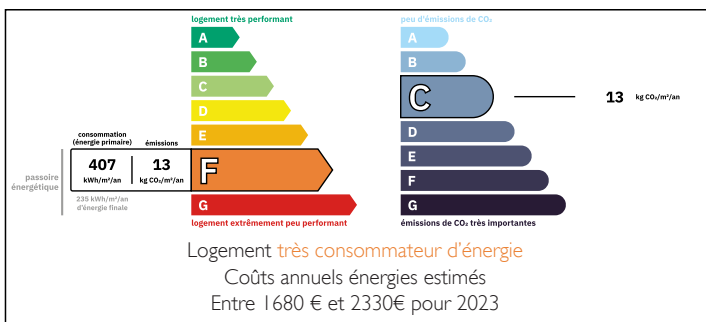
One double bedroom 20m2 and bathroom with bath and shower 7m2 and separate wc.

Under the house is a large garage/ sous sol, utility room 20m2

There is also a separate Annex/gite with a Kitchen/diner 11m2, bedroom 8m2 and shower room with wc 4m2.

There is an above ground pool in the garden and a further piece of land 3275m2 near-by, suitable for a vegetable plot or even a pony.

## 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

This lovely property can be exactly what you want it to be, Whether you are looking for a quiet home with separate annex for family and friends, or a potential income as a Gite. Or a perfect 'lock up and leave' home from which to explore the rest of Europe, this is the one for you !!

Fully double glazed and with mains drainage you can start enjoying this home the moment you move in.

There is an efficient wood stove in the lounge and electric radiators in other rooms if needed.

Underneath the house is a spacious garage/utility room.

Double doors from the lounge lead out onto a patio area and the above ground pool.

The house stands on a plot approximately 950m2 and the additional piece of land is about 200yards up the lane.

Within walking distance is the centre of the village with a bar/restaurant.

All the local facilities that you require can be found in Confolens 12Km and Chabanais 7Km. More facilities are available in Limoges 52km and Angouleme 61km, both of which also have Rail links to Paris and beyond.

Limoges International airport is 46Km (37mins) away.

Don't miss out !

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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 foncière: 1042 EUR**

**Taxe habitation: EUR**

## NOTES