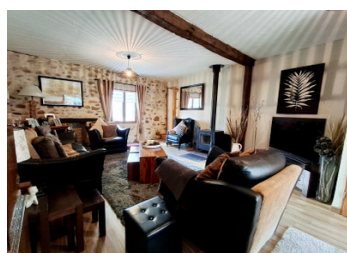


A stylish and substantial house with attached barn and swimming pool. An absolute Gem, turn key property!



## INFORMATION

Town:	Étagnac
Department:	Charente
Bed:	2
Bath:	1
Floor:	107.28 m2
Plot Size:	625 m2



## IN BRIEF

Fully renovated home with turn key appeal. Currently with 2 lovingly decorated bedrooms, which boasts the option of creating a 3rd, with the correct permission.

Ground floor

Open plan, modern kitchen/dining room that is so spacious it allows for a very comfortable sitting room area by the attractive wood burner.

Large separate Living room with feature stone walls and second log burner.

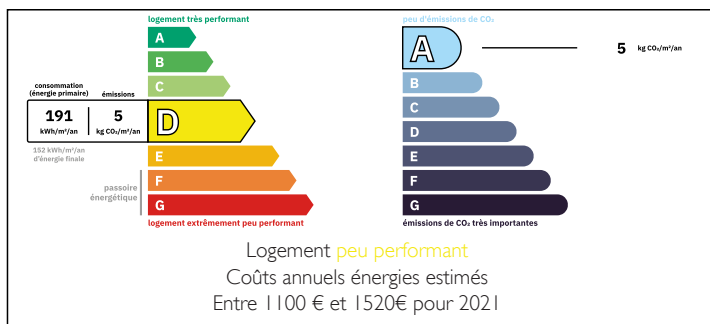
Downstairs WC

Attached barn

1st Floor

An extremely attractive landing gives way to the 2 bedrooms and a modern bathroom featuring a shower cubicle, sink unit, (built into the original

## 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 property offers you the rare combination of character features and modern decor. The decor has been created with care and flair. All the rooms are modern yet charming, giving a homely feeling without fuss.

The several garden terraces are adorned with striking potted plants and flowers with paths that lead you to the various seating areas, table or poolside.

The entire exterior is engaging yet calm.

There is scope to create a 3rd bedroom with ensuite, hobby room, home bar or man cave!

The distance to local amenities means you can have a serene homestead with the convenience of modern life close by.

Limoges airport is only 35 minutes away, meaning weekend getaways are made simple. The low maintenance grounds and internal decoration gives you the opportunity to enjoy this property, as a generous lock up and leave holiday home. It is also perfectly located to be a permanent home for the lucky owner!

## LOCAL TAXES

Taxe foncière: 767 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>