

~ UNDER OFFER ~ Apartment, ideal holiday home or small, low-maintenance property, with terrace.



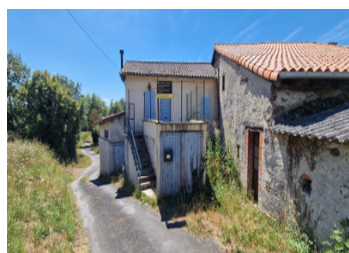
## INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	1
Bath:	1
Floor:	55 m2
Outside Space:	15 m2



## IN BRIEF

~ UNDER OFFER ~ Located in Exideuil-sur-Vienne, this property is just a short walk from local amenities, including a bakery, pharmacy, post office, general store, bars, and restaurants.



A campsite is only a 5-minute walk away, as are scenic riverside and cycling trails along the Vienne. Canoeing is available at the campsite in season.



Chabanais—offering a range of shops, bars, restaurants, takeaways, as well as a supermarket, petrol station, hardware stores, a veterinary clinic, an agricultural store, and banks—is just a 10-minute drive away.

## ENERGY - DPE

DPE not required.

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

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### Layout

The apartment is a studio on the first floor, featuring a living area and kitchen at the entrance, with a bathroom and a sleeping area to the right.

Internet Connection: ADSL connection is already in place, and a fibre connection may be possible.

- Heating: Wood-burning stove.
- Roof Condition: The roof is in good condition.

This property is habitable and easy to renovate.

Work is needed on the wastewater system. Connection to the collective sanitation network may be possible (there is no mains drainage in the village).

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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