

Large house and barn in a village with shops. Between Angouleme and Cognac



INFORMATION

Town:	Marcillac-Lanville
Department:	Charente
Bed:	3
Bath:	1
Floor:	140.85 m2
Plot Size:	180 m2

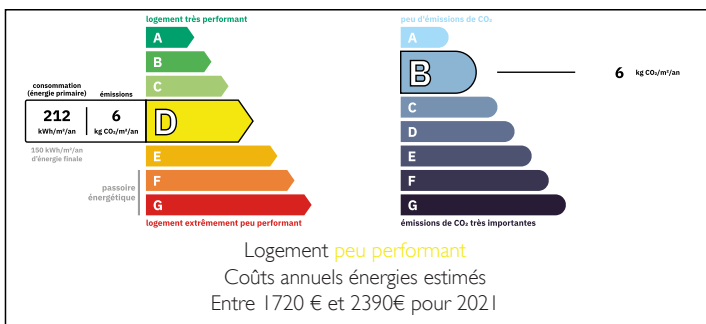


IN BRIEF

Situated in Marcillac Lanville this spacious property would suit either a family as a main home or holiday home. Perfect lock up and leave with a barn for camper van storage.

Charente is a great stop for holiday makers wanting to travel on further south and and be reached easily from the English channel in a day.

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

In greater detail -

Enter into the open plan kitchen, lounge diner, from here stairs lead to the first floor. Heating is a pellet fire and electric. There is a WC and plumbing for a bathroom. An area for storage with external door.

Kitchen - 27m²

Lounge / diner - 34m²

Storage area - 18m²

WC

On the first floor with its wide landing are three bedrooms and a large bathroom, the flooring is the original wooden floor and the original features remain. Heating is electric.

Bedroom 1 - 15 m²

Bedroom 2 - 15 m²

Bedroom 3 - 15 m²

Bathroom with bath and shower - 13 m²

LOCAL TAXES

Taxe foncière: 1038 EUR

Taxe habitation: EUR

The attic space is a large expanse with a head height to the beams of 1.74m.

It has been fully insulated and can be over boarded to increase the useable area of the property. There are windows to the front and back.

Attic space - 72 m²

The barn is 47m² with a mezzanine area for storage, with a tall entrance to store a camper van.

NOTES

There isn't an outside space with the property. The village has a park within one minutes walk of the house with picnic benches and a tennis court and football ground. Open air swimming baths in summer at Rouillac.

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