

Lovely stone built three bed home, with outbuilding and courtyard in a quite village between Aigre and Ruffec.

EXCLUSIVE



INFORMATION

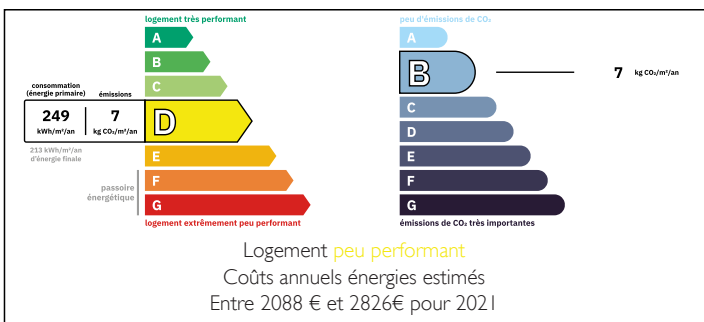
Town:	Bessé
Department:	Charente
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	832 m2

IN BRIEF

This home with its spacious rooms has come on the market. It's a lovely family home with Aigre, Ruffec and Angouleme in the vicinity. As a holiday home it is easy to lock up and leave and in a good location for travelling with the motorway only 10 minutes away and airports 90 mins away.



ENERGY - DPE



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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

The layout is of a typical Charentaise home.

Entrance 5m²

Kitchen 29m² with wood burning stove which heats the property via a central heating system.

Sitting room 21m² with wood burning fire

Dining room 15m²

Utility rooms 17m²

On the first floor

Landing area 3.8m²

Bedroom 1, 31m² with dressing room and shower room

Bedroom 2, 15m² with shower room

Bedroom 3, 21m²

Office 4.2m²

On the second floor, the attic space is approx 105m² with plumbing for a bathroom in situ and fully boarded.

The garden is enclosed and has double entrance gates and a parking area. The outbuilding is a good size as presently used as a workshop.

The property has partially double glazing, a fosse septique and fibre connected. It is heated by a wood fired central heating system.

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

NOTES