

"UNDER OFFER" Detached house with garden overlooking the countryside. In need of complete refurbishment.

EXCLUSIVE

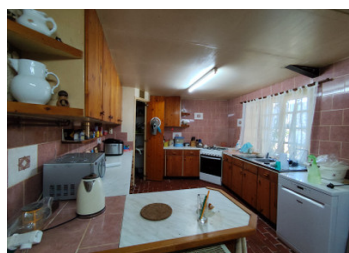


## INFORMATION

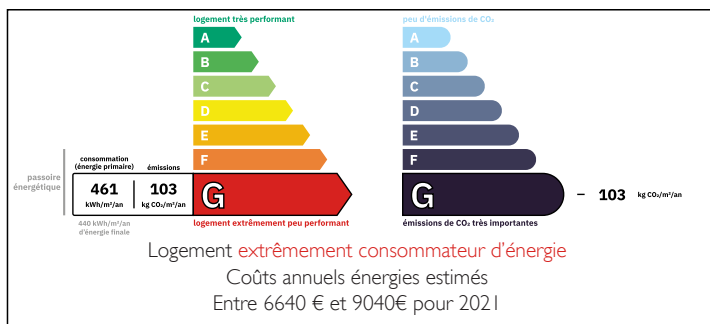
Town:	Chassiecq
Department:	Charente
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	3840 m2

## IN BRIEF

The tranquility of the French countryside at its very best this large property is situated near to Beaulieu a beautiful sleepy village in the heart of the Charente.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

PLEASE NOTE THAT THIS PROPERTY IS IN NEED OF COMPLETE REFURBISHMENT.

This is a large family sized home, with a large (overgrown) garden and wonderful view over the rolling hills towards the valley of the Sonnette. Entering into the house before the kitchen there is an entrance porch ideal for unloading the shopping or drying off the family pet! The kitchen/breakfast room is a spacious room, with a pantry/boiler room off.

This room leads on into the living room with door to the front, lovely fireplace with woodburning stove. The real heart of the home!

Moving on we arrive in the dining room. This room has views through the sunroom towards the lovely gardens and the view.

There are 2 downstairs bedrooms and a bathroom. The sunroom extends along the rear of the property and also takes us to the rear of the garage, workshop.

Upstairs are 2 bedrooms, the master having en-suite facilities.

I am sure if a rural life is what you are craving, and a large house to boot, then you really have found your potential dream, look no further.

Budget flights at Poitiers an Limoges 1 hours' drive, and nearest towns for shopping, Champagne Mouton, Mansle and Ruffec are around 15-25 minutes away. Angouleme is around 50 minutes.

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