

Village house all on ground floor level. Enclosed garden, garage and workshop



## INFORMATION

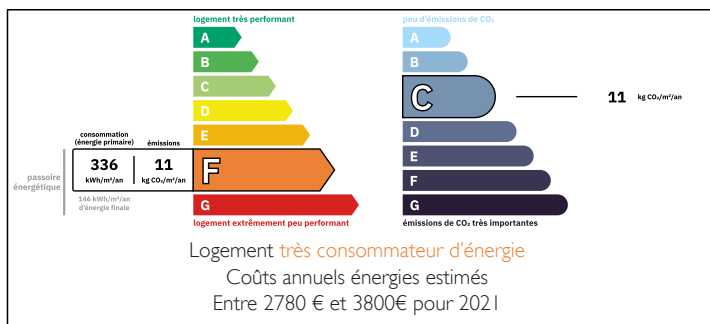
Town:	Fouqueure
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	942 m2



## IN BRIEF

Perfectly habitable but updating desirable. Enclosed garden at rear of property. Village property with neighbours either side. Market towns within 10 minutes drive with all amenities. Double glazing. Three bedrooms. Large garage offering off-street parking. Popular village of Tusson 6kms with beautiful Cake Shop, Restaurant and grocer store. Luxé railway station only 4kms distant.

## 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 pretty stone cottage is cosy and has everything you need to make a comfortable home but it is rather old fashioned.

The garden is south facing and offers an attractive enclosed space with mature trees and shrubs.

The covered terrace at the back of the property opens onto the garden from the

Living Room 30m<sup>2</sup> with fireplace - tiled floor and 2 double glazed French doors opening to terrace and garden.

Entrance 6m<sup>2</sup> from lane side - double glazed front door with shutters.

Kitchen 13m<sup>2</sup> - fully fitted original wood cupboards and worktops. Window to lane side

Door to garage - parking 1 car.

From the Living room is a corridor leading to 3 bedrooms, 1 bathroom and WC with handbasin. Large double glazed windows.

The attic space is fully insulated and it could be possible to transform the attic into further living space.

The garden has a couple of small sheds and is perfect for growing vegetables and making interesting niches and seating areas, open views to countryside. The workshop is accessible from the garden.

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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