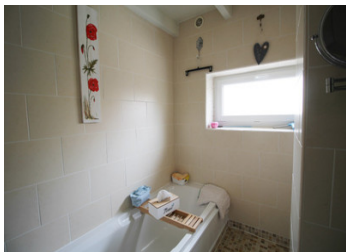


Two Charming Stone Houses, Garage and Courtyard Garden

EXCLUSIVE



INFORMATION

Town:	Bessé
Department:	Charente
Bed:	2
Bath:	2
Floor:	95 m ²
Plot Size:	370 m ²

IN BRIEF

These two cozy homes, measuring approximately 47 m² and 45 m², are ideal for those looking to downsize, run a chambre d'hôtes, or have an independent guest house.

Both houses are move-in ready and come fully furnished!

Recent Renovations & Upgrades

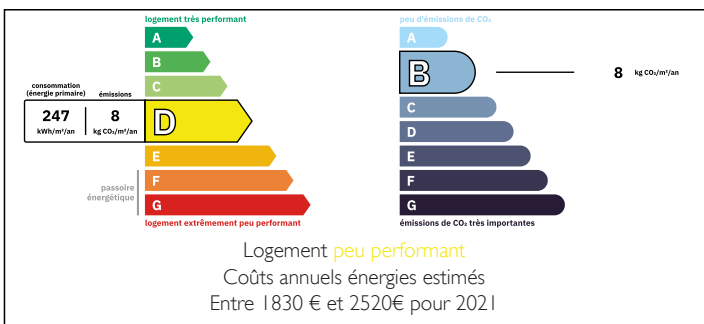
The owners have undertaken significant improvements, including:

- Double-glazed windows for better insulation
- Renovated roofs (main house in 2016, guest house in 2017)
- New septic tank installed in 2014
- Updated electrical system

Garage & Workshop

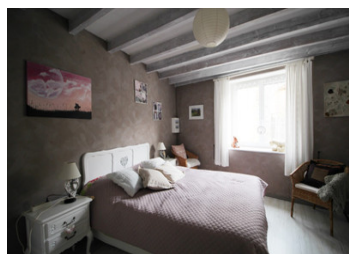
A spacious garage/workshop with an electric door provides convenient off-road parking.

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

The main house :

Kitchen (12,6 m²) with fitted units and door to the courtyard garden

Two steps up towards the living room (11,2 m²)

Bathroom (5,2 m²) with shower, bath, sink and toilet

Utility room (4,2 M²) with door - could be an alternative entrance hall

Bedroom (13,6 m²)

The main house is all on the ground floor, with some steps between some rooms. The property is heated through electric radiators.

Guest house :

Living room (28,9 m²)

Bedroom (13,5 m²)

Shower room (3,2 m²) with shower, sink and toilet

Garage

Large garage (34 m²) with concrete floor, automatic door and workshop area

Outside space :

A courtyard between the two houses is covered with gravel and beautifully arranged, with an abundance of plants and flowers.

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES