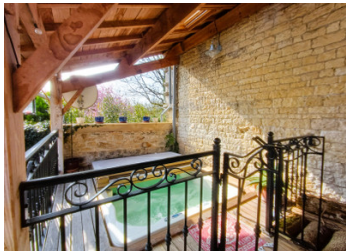


Reduced price ONO - Pretty detached traditional stone house with courtyard garden and artist studio.



## INFORMATION

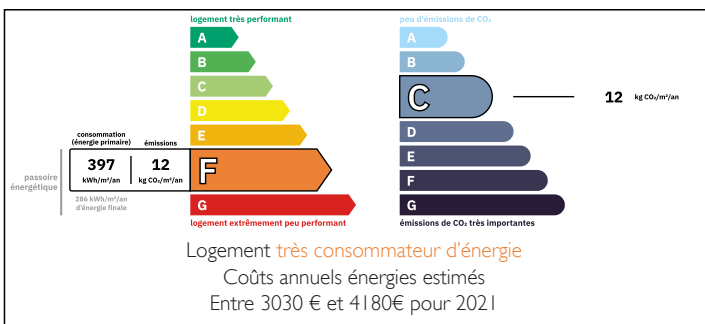
Town:	Fontenille
Department:	Charente
Bed:	2
Bath:	2
Floor:	123 m2
Plot Size:	200 m2



## IN BRIEF

Such a pretty detached stone country cottage with neighbours and lovely views. Ideal small lock up and leave holiday home or permanent residence. The spa hot tub on the sheltered deck outside the kitchen lends a touch of luxury. 2 beds with possibility of 3rd, 2 bathrooms. 5 kms to the main trunk road RN10 giving easy access to Poitiers, Mansle, Ruffec and Angouleme. Bordeaux and La Rochelle airports 90kms approx

## 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

Entrance into courtyard via double iron gates. Here can be seating area or private parking.

The house comprises of:

Stone steps up to entrance into Kitchen 28.52m<sup>2</sup> - country style and fully fitted, beautiful wood floor - door to back terrace and outside eating area with Jacuzzi

Living Room 18m<sup>2</sup> with woodburner

UPSTAIRS first floor

Landing leading to Main Bathroom with shower, sink and WC - 7.56m<sup>2</sup>

Bedroom 17m<sup>2</sup>

Bedroom 16.54m<sup>2</sup> with en-suite bathroom 3.8m<sup>2</sup> - bath, WC and sink

BASEMENT

Laundry room 10m<sup>2</sup>

Office 15m<sup>2</sup>

Cosy sitting room 17.65m<sup>2</sup> with door to exterior

OUTSIDE

Neat and easy to care lawn with terraced area and covered deck - Morning sun for coffee and croissants!

Artists studio 15.50m<sup>2</sup> with woodburner and storage shelves

## LOCAL TAXES

Taxe foncière: 523 EUR

Taxe habitation: EUR

## NOTES

This property is an ideal French holiday home, easy to care for and in a lovely typical French village. Views across to the church on the hill.

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