

Pretty village stone house with easy to maintain walled garden, garage and store



INFORMATION

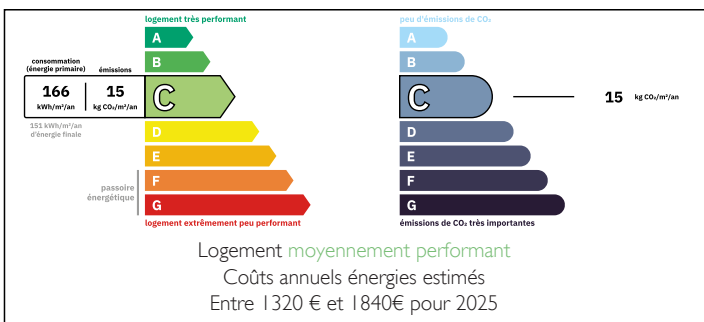
Town:	Charmé
Department:	Charente
Bed:	2
Bath:	2
Floor:	119 m2
Plot Size:	472 m2



IN BRIEF

Traditional Stone Cottage with a beautiful enclosed garden complete with small pond. Plenty of storage space with open garage and small barn. This traditional Charentaise cottage is ideal for a permanent home or holiday lock up and leave. Dynamic popular village near to Tusson and only 10 minutes drive from market towns of Aigre, Ruffec and Mansle

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

Unique and pretty traditional stone house with environmentally friendly aspects. Living space flows nicely throughout the ground floor.

GROUND FLOOR

Kitchen 20.68m² tiled - traditional country style open plan via archway to beautiful spacious

Living room 43.60m² with pellet burner for main heating source

Shower room 6.58m² with large shower, sink unit and WC

Hallway 2m²

Office or Downstairs Bedroom 10m² with wood floor

Door to Boiler room and Laundry which in turn leads to the barn 25m²

Water softener

FIRST FLOOR

From the living room there is a beautiful wood staircase leading to a semi mezzanine style Bedroom 16m²

Shower room with WC - 2.5m²

Large Bedroom 18m²

OUTSIDE

Beautiful english style garden with plenty of flowers and natural planting and a small pond

Open barn of 28m²

Access to wine cave underneath the Living room

The property is well insulated and very tidy with plenty of storage space

Parking for one car inside the courtyard. Good quality home, not to be missed!

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

LOCAL TAXES

Taxe foncière: **685 EUR**

Taxe habitation: **EUR**

NOTES