

*UNDER OFFER*Two bedroom cottage in the picturesque village of Exideuil-sur-vienne

EXCLUSIVE

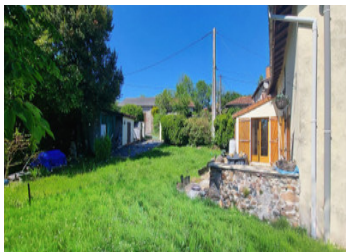


INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	517 m2

IN BRIEF

Set in the picturesque village of Exideuil-sur-vienne, this property is within walking distance of amenities, including bar, restaurant, pharmacy, convenience store, bakers and water activities like Kayak and Canoeing.



ENERGY - DPE

DPE not required.

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 property is enclosed and private and very peaceful.

On the ground floor you have a convenient entrance room where you can leave your coats and shoes, this leads to a substantially large fully fitted Kitchen with dining space, leading on to the living room with large wood burner and double doors leading to the garden, under the stairs there is a wc. On the first floor there are two large bedrooms, one with an en-suite bathroom and toilet and the other with an en-suite shower room with toilet, plus a walk in wardrobe.

The garden has room for a pool, and out door dining, there is a small outbuilding for storage but if you need more storage space there is a barn next door for sale under reference number A34244ANM16 which also has extra land attached of around 500m2.

Heating is by the wood burner in the living room, as this property has been used as a holiday home for the past 15 years the owners have only needed to use the wood burner, even in the winter time, the property is well insulated and has a septic tank which was fitted around 15 years ago.

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