

Spacious 4 bedroom detached bungalow ready to move into with adjoining garden. Hamlet location.



## INFORMATION

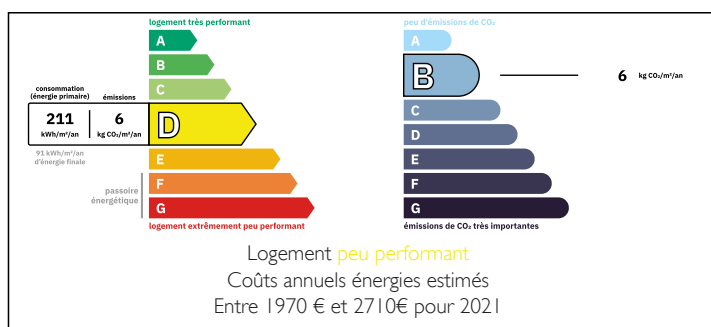
Town:	Oradour-Fanais
Department:	Charente
Bed:	4
Bath:	1
Floor:	122 m <sup>2</sup>
Plot Size:	2246 m <sup>2</sup>



## IN BRIEF

Come and discover this comfortable, spacious 4-bedroom detached property, offering 122 m<sup>2</sup> of living space set on 2246 m<sup>2</sup> of land. This bungalow was built in 1979 and is ready to move into. Located in a sleepy country setting just 2 ½ km from an animated village, with a local multi purpose shop/café/bar/petrol station. The larger town of Confolens is 16 km away, offering full amenities and services Limoges which has an International airport and links to the arterial A 20 road is an easy 45 minutes drive away (56 km) The area is rural with lovely walks, rivers and pretty villages.

## 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 layout is as follows :

The bright entrance hall (8 m<sup>2</sup>) leads to a fitted kitchen (13 m<sup>2</sup>) with tiled floor and French window. On the other side of the entrance hall is a large living/dining room (35 m<sup>2</sup>) with marble floor and a fireplace. This room is very bright as it has 2 French windows. A corridor leads to the 4 bedrooms (10,5 10,5 12 and 13 m<sup>2</sup>), all of which have built-in wardrobes and laminate flooring. Shower room with walk-in shower (4,5 m<sup>2</sup>) with separate WC.

Electric heating with recently installed radiators. Septic tank installed in 2019. Dehumidification system and fully glazed PVC windows and front door.

Outside there is a gravelled forecourt and a wraparound garden.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES