

#### Rare find - Town House with walled courtyard in centre of town with large garage. Cognac area.







# INFORMATION

Town:	Aigre	
Department:	Charente	
Bed:	4	
Bath:	2	
Floor:	220 m2	
Plot Size:	200 m2	

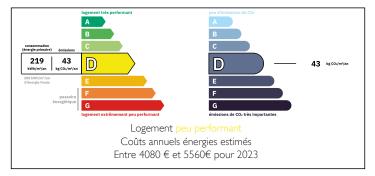
### IN BRIEF

Step back in time to experience this gracious spacious town house with 4 bedrooms and easy to care for courtyard garden with private parking. Located on a quiet street but just 20 metres walk from the main centre. This small town has everything and offers you the ideal typical French rural town community - walk to the market, the bakery, the bar, coffee and croissant at the local café and all just steps from the house. Coast in under 2 hour drive and Cognac just 40 minutes.





### ENERGY - DPE



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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.

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Ref: A36389SE16 Price: 235 400 EUR agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)







### LOCAL TAXES

Taxe foncière: Taxe habitation: I 729 EUR EUR

## NOTES

### DESCRIPTION

Although in the small market town centre, this well maintained period house is located on a quiet street with its own parking and garage. The courtyard is paved and is the ideal place for a myriad of pots and flowers with quaint seating areas and hidden corners depending on the heat or cool of the climate.

This spacious family home offers : Ground Floor

Entrance 9m<sup>2</sup> with attractive tiled floor, main staircase and stained glass doors each side, leading to Sitting Room 20m<sup>2</sup> with decorative fireplace (non working), wood flooring

Dining Room 19.5m<sup>2</sup>, wood flooring opposite side of entrance hall. Dining room leads to the

Conservatory  $14.22m^2$  which in turn leads to the courtyard garden

Kitchen 9m<sup>2</sup> - country style and fully fitted, in turn leading to Pantries, store rooms and WC with hand basin, and boiler room with door again to courtyard Corridor and office space 7m<sup>2</sup>, door to Garage 60m<sup>2</sup>

First Floor Landing leading to Family Bathroom 5.44m<sup>2</sup> Bedroom 18m<sup>2</sup>, double aspect Bedroom 22m<sup>2</sup> with built-in wardrobes Dressing room 11m<sup>2</sup> Bedroom - guest room - 17m<sup>2</sup> with en-suite WC Storage rooms and door leading back to main staircase

Apartment Space above garage This is accessed from 1st Floor via a door to office space Bedroom 20m<sup>2</sup> Shower room with WC - 8m<sup>2</sup> Further stairs to attic space for storage 40m<sup>2</sup>

There is also access via the main stairs to the upper most attic space with 2 rooms.