

Stone built, detached, character property with large gardens in an active countryside community



## INFORMATION

Town:	Bessé
Department:	Charente
Bed:	3
Bath:	2
Floor:	108 m <sup>2</sup>
Plot Size:	2295 m <sup>2</sup>

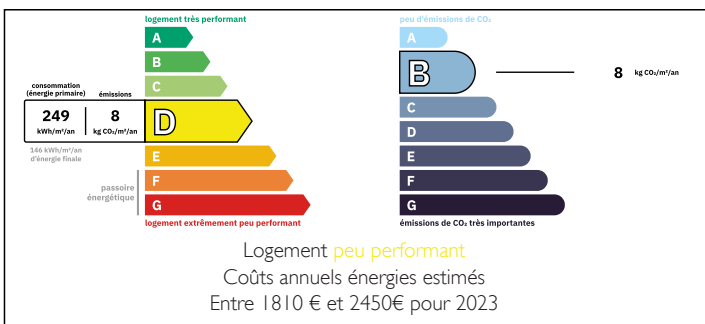


## IN BRIEF

A detached, stone three bed property with outbuildings with scope to extend. This is a well presented and cared for home which has been restored by the current owners to a high standard. It is situated in a lovely village, not far from Tusson which has local shops, restaurant and a cafe. The nearest market town is Aigre.

This is a must see property for you to come and enjoy France.

## 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

In greater detail :

Kitchen diner (36m<sup>2</sup>) with fully fitted kitchen including appliances and dual aspect windows.

The kitchen has plenty of workspace and storage and is a bright airy room.

Utility room (3.40m<sup>2</sup>) WC

Sitting room, access to the courtyard garden (25m<sup>2</sup>) with a wood burner fire and stone walls. This is a spacious room which has a cosy feel and is cool in summer thanks to the stone walls.

The first floor landing leads to three bedrooms (10, 9, 11m<sup>2</sup>) and the bathroom (7.29m<sup>2</sup>, with full sized bath, sink and WC.

Attached rooms, not renovated, ground floor room (23m<sup>2</sup>) first floor two rooms (21m<sup>2</sup> and 32m<sup>2</sup>)

Outbuildings with electrics

1. A barn of 55m<sup>2</sup> with a door height of 3.08m
  2. Barn 28m<sup>2</sup> on two levels
  3. Covered area 31m<sup>2</sup>
  4. Small shed with unused oil tank
- A well providing water for the garden

Outside

There are two entrances to the property, one of which is a graveled driveway to the house with grassed area, mature fruit trees and veg plot. It leads around the property to the courtyard garden and secluded sitting areas.

Other information

Central heating, air source heat pump

Fibre and a linky meter for electric connected.

Water softener

Drainage is a fosse septic.

Double glazing.

Detached.

Enclosed gardens.

The nearest main shops, including a supermarket and garage are in Aigre approx 6 miles away which is a market town and has a medical centre, restaurants and bars.

## LOCAL TAXES

Taxe foncière: **710 EUR**

Taxe habitation: **EUR**

## NOTES