

Beautiful home with views over the Charente countryside. Village with local shops, café and restaurant.

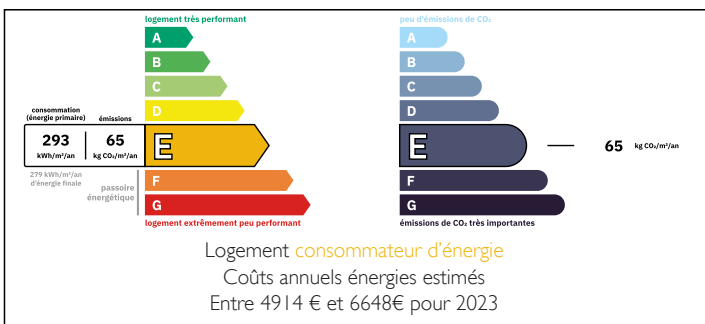


## INFORMATION

Town:	Marcillac-Lanville
Department:	Charente
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	1565 m2



## ENERGY - DPE



## IN BRIEF

On the outskirts of the village, and walking distance of local shops including a café and shop selling bread, this house is a perfect home or holiday retreat with large rooms, high ceilings and pool. Nearest market town is Aigre, 16140, Charente.

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

Enter the house to the hallway with tiled floor (11m<sup>2</sup>), through to the lounge on the right (23m<sup>2</sup>) with wood burner and built in original storage cupboards.

Dining room (23m<sup>2</sup>) with wood burning fire and built in storage, through to the fitted kitchen (10m<sup>2</sup>), through to the orangerie / breakfast room (17m<sup>2</sup>), boiler room (9m<sup>2</sup>) shower room with shower WC and sink, utility room (8m<sup>2</sup>), storeroom (8m<sup>2</sup>). Beneath the lounge and dining room is a vaulted cave.

On the first floor are 2 bright and airy bedrooms (23, 24m<sup>2</sup>) and a shower room with a view.

On the second floor is a large bedroom (19m<sup>2</sup>) and a bathroom (13m<sup>2</sup>) with a bath sink and WC also a walk in wardrobe.

Garden -

Out into the garden, where there are sitting areas under the shelter for shade. Pool with a lovely view and a covered area next to the pool. The salt water pool is 10m x 5m with a deep end.

2 garages at the rear of the garden.

Other information:

The property has oil central heating and 2 wood burners

Connected to mains drains

There is a well in the garden.

Double glazing

Cave with vaulted ceiling

Local amenities in walking distance include a bar, pizza restaurant, shop, post office and hairdressers.

The nearest main shops, including a supermarket, medical centre, restaurants, bars, twice-weekly market and garage are in Aigre, 5km.

Transport -

Ruffec and the N10 motorway / Angouleme N10 motorway

Railway stations are in Luxe gare and Angouleme for the...

## LOCAL TAXES

Taxe foncière:

894 EUR

## NOTES