LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37234LAB16 Price: 169 000 EUR

agency fees to be paid by the seller

Stone country house - Bioussac (16700), 124 m , 2 bedrooms, terrace, gardens, garage















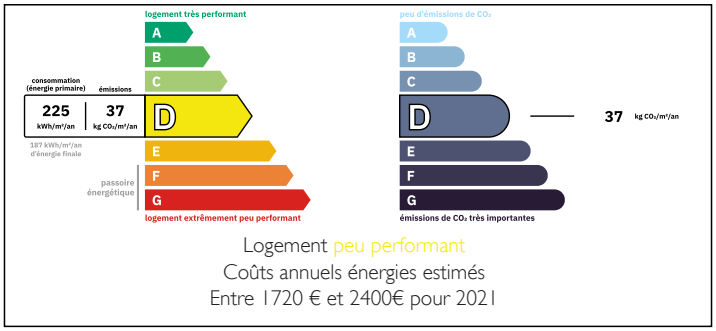
INFORMATION

Town:	Bioussac
Department:	Charente
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	2454 m2

IN BRIEF

Charming stone house of 124 m² in Bioussac, not overlooked, with 2 living rooms, 2 bedrooms, terrace on stilts, garage and two wooded gardens of 2,454 m². Mixed heating, double glazing, cellar. 5 minutes from Ruffec and its amenities.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1720 € et 2400€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1023 EUR**

NOTES

DESCRIPTION

Just 5 minutes from Ruffec and its amenities (shops, schools, doctors), this charming, detached stone country house will charm you with its peaceful setting, wooded gardens and comfortable interior.

Ground floor:
Direct entry into a cosy 28 m² living room with wood-burning fireplace.
Second bright living room (22m²) opening onto a superb wooden terrace on stilts overlooking the garden.
Separate fitted kitchen (12m²).
Access to a cellar

First floor:
Landing leading to a bathroom (6.4 m²), a WC, a small study (5.2 m²) and a spacious bedroom (16.3 m²) with dressing room.

Comfort:
Double glazing
Oil-fired central heating
Wood-burning fireplace + electric radiators
Individual septic tank conform.
water softener

Outside:
Attached garage for one car (23 m²)
First enclosed garden, beautifully planted with trees, with terrace on stilts and small roofs
Second non-adjoining garden, opposite the house

The total surface area is 2,454 m² A house full of charm, ideal for lovers of nature and peace and quiet, as a main or second home.

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