

Great potential for this 2 bedroom village house with courtyard, roof terrace and garage.



INFORMATION

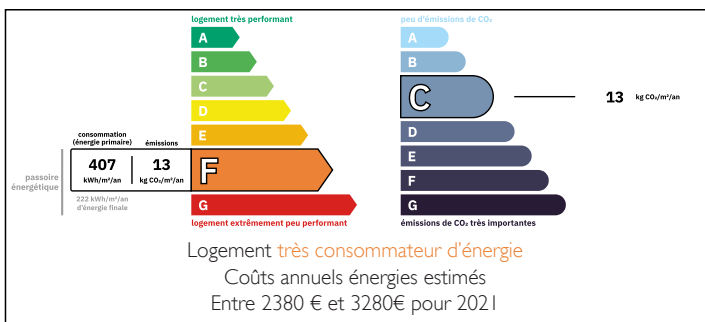
Town:	Brillac
Department:	Charente
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	254 m2

IN BRIEF

Great potential for this charming village house, in need of some updating, comprising on the ground floor entrance hall, fitted kitchen, living room with an insert fireplace, toilet and a room requiring some finishing works. Upstairs, a landing serving two bedrooms, a toilet, a bathroom and also a room also requiring some finishing works. The two rooms to be finished offer great potential to create additional living space or the possibility of creating a second dwelling. Outside, the house has a courtyard and a garage. The spacious terrace above the garage adds to the charm of this property. Set in the heart of a delightful village with bakery grocery post office pharmacy and also an open air swimming pool in the summer. The medieval town of Confolens is only 18 km away and offers full facilities and services....



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.



LOCAL TAXES

Taxe foncière:	725 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This charming stone house, offering spacious and flexible accommodation, needs some work but would make an ideal family home, or equally an excellent lock up and leave holiday home with rental potential.

The layout is as follows.

Ground floor.

Entrance hall (11 m²)

Kitchen (15 m²)

Lounge (15 m²) with an insert fireplace equipped with a ventilation system that heats the bedrooms and bathroom upstairs. The walls are not load-bearing, so it would be possible to open up the rooms on the ground floor to create an open-plan living space.

WC

Room to finish (30 m²) with its own entrance.

First floor.

Bedroom 1 (14 m²)

Bedroom 2 (14 m²)

Bathroom (6 m²)

WC

Room to finish (32 m²) Door opening to terrace above the garage and stairs to courtyard.

The 2 rooms once finished provide a possible further 60 m² of living space.

The house benefits from double glazing and mains drainage, and the roof appears to be in good condition.

Garage (40 m²)

Courtyard (70 m²)

Terrace (42 m²)

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