

## Single-storey stone house with convertible attic space – Charm and potential in a peaceful hamlet

EXCLUSIVE



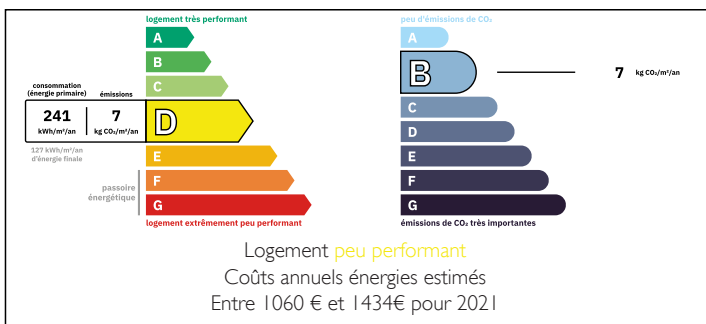
## INFORMATION

Town:	Oradour-Fanais
Department:	Charente
Bed:	1
Bath:	1
Floor:	62 m <sup>2</sup>
Plot Size:	60 m <sup>2</sup>

## IN BRIEF

This charming terraced house, which requires some updating, offers great potential. It comprises an entrance hall, a living room with kitchen area, a bedroom, a shower room and a store room. Situated in a peaceful hamlet in the picturesque French countryside. Perfectly situated for those seeking a serene getaway or an investment opportunity for holiday letting this delightful 1-bedroom property offers an idyllic lifestyle away from the hustle and bustle of city living. Only 3 km from a small friendly rural village with a multi-purpose shop, café, bar and petrol pump. The pretty medieval town of Confolens, with full amenities and services, is just 19 km away. Limoges airport is just under an hour's drive away (56 km) with regular low-cost flights to and from the UK. This house would be ideal as a holiday home or as...

## 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.



## DESCRIPTION

The layout is as follows.

Entrance (5 m<sup>2</sup>)

Living room with kitchen area (28 m<sup>2</sup>) Convivial living room with exposed beams and fireplace with insert wood burner. Kitchen area to be fitted out according to your tastes.

Bedroom (20 m<sup>2</sup>)

Shower room (4 m<sup>2</sup>) to be modernised according to your preferences.

Store room (5 m<sup>2</sup>)

Convertible attic space: The attic, with sufficient height, offers additional space to create one or two extra bedrooms, an office or a leisure area. Opposite the house is a small 60 m<sup>2</sup> plot with a parking space and a wooden shed.

Ideal for a first-time buyer, a getaway home or a renovation project, it combines old-world charm with potential for conversion.

The property benefits from a roof that appears to be in good condition, double glazing and a septic tank installed in 2015.

There is no central heating, but the wood-burning insert stove is supplemented by electric radiators if needed.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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