

**TWO charming stone cottages 1 with 2 bedrooms in good condition, attached stone house 2 beds & barn renovation**



## INFORMATION

Town:	Lésignac-Durand
Department:	Charente
Bed:	4
Bath:	2
Floor:	71 m2
Plot Size:	1209 m2

## IN BRIEF

Lovely cottage in quiet hamlet with friendly neighbours, 2nd cottage to finish renovating, many works already finished (including septic tank). Barn which requires works, garden not overlooked at rear of properties.

A few minutes drive to the village of Massignac with well stock village shop, pharmacy, boulangerie, cafe, restaurant and michelin star restaurant, hairdressers, medical centre, small weekly market.

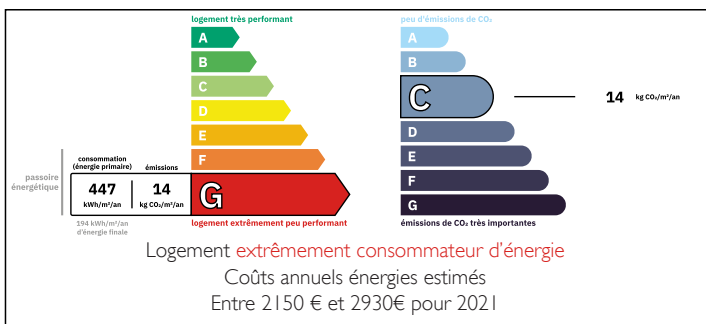
In close proximity to lakes of the haute Charente with fishing, boating, beaches, swimming, activities and restaurants.

12minutes to the vibrant village of Montemboeuf with primary school, college and many amenities.

18 minutes to international golf course, golf de la Preze

Many larger & picturesque towns within 25 minutes drive.

## 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

Property one which is in good condition and fully habitable consists of :on the ground floor fully fitted kitchen and open plan sitting room, dining area 36m<sup>2</sup>, double glass doors to private back garden, built in storage cupboard with hot water tank and storage, all windows double glazed.

Upstairs to a hallway 7m<sup>2</sup>, two double bedrooms 11 & 12m<sup>2</sup>, bathroom with WC 5m<sup>2</sup>

Surface 71m<sup>2</sup>

Property two, which is attached to property one and requires finishing to renovation works, the property comprises on the ground floor: Entry into large (to be finished) open plan sitting, dining room 39m<sup>2</sup> with open fireplace and glass double doors to garden, 2 steps up lead to the new fitted kitchen 13m<sup>2</sup> with built in appliances and feature 'Belfast' type double sink, double doors to walk in pantry with modern shelving 6m<sup>2</sup>, inner back hallway with heating controls , WC and door to back garden.

A traditional wooden staircase leads from the sitting/dining area to the first floor, 2 bedrooms one 18m<sup>2</sup> with it's own bathroom & WC 8m<sup>2</sup>, laundry room 8m<sup>2</sup>, family bathroom to be completed 10m<sup>2</sup>, pull down attic ladder to possibly 3rd mezzanine style bedroom 13m<sup>2</sup>. boarded attic 45m<sup>2</sup>

There is a barn approx 50m<sup>2</sup> attached to cottage one which will require extensive works.

At the back of the properties is a generous grassed garden area, a blank canvas at the moment.

There is parking at the front and side.

Limoges airport 42 minutes, Limoges city 52 minutes Angouleme city with fast train (TGV)...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES