

Detached 3 bedroomed property in village with bakery, butcher, and grocery



INFORMATION

Town:	Verdille
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1679 m2



IN BRIEF

The house offers a spacious living area, two ground-floor bedrooms, a bathroom, a utility room, and an attached garage.

Upstairs, a third bedroom provides additional space for family or guests.

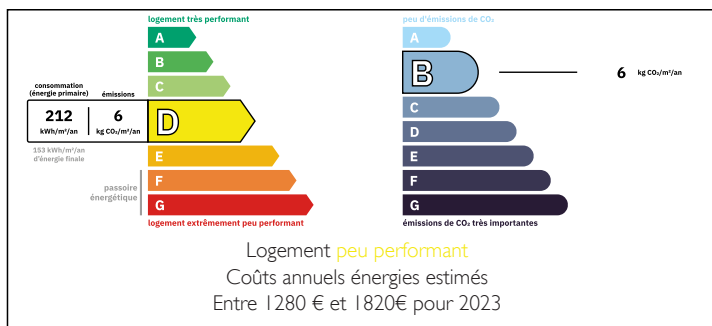
A second, detached garage is located in the garden, offering extra storage or parking space.

The property is connected to the mains drainage system, features PVC double glazing, and is heated via an efficient heat pump.

The private, well-maintained garden is fully enclosed and faces southwest — perfect for enjoying the afternoon sun.

An adjoining building plot is included, with the option to exclude it from the sale if preferred.

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: 414 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

House details:

- Entrance hall (8.2 m²)
- Living room (33 m²) with open kitchen, lounge area with wood-burning insert, staircase to the first floor, and double doors opening onto the garden
- Two comfortable ground-floor bedrooms (13.8 m² and 20 m²)
- Bathroom (11 m²) with bathtub, shower, and double sink
- Separate WC
- Practical utility room (10.5 m²)

The house is connected to mains drainage, fitted with PVC double glazing, and heated via a heat pump for optimal comfort.

Outbuildings:

- Attached garage (35 m²)
- Second detached garage or shed (approx. 20 m²)

Outside:

- Enclosed, well-oriented garden facing South-West
- Adjoining building plot, with the option to exclude it from the sale if preferred

Nearby amenities:

- Bakery, butcher, and grocery store all within walking distance, in this peaceful village.

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