

Charming 2-bedroom village house with garden.



INFORMATION

Town:	Chassiecq
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	470 m2

IN BRIEF

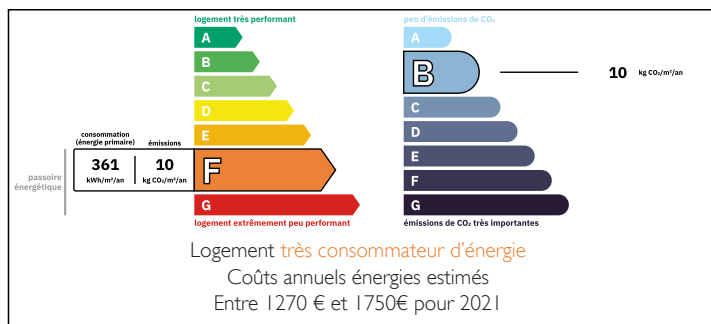
Behind a discreet wooden fence lies a little gem. This charming house, nestled in a green setting, welcomes you with its tree-lined garden and peaceful atmosphere.

From the moment you enter, you'll be seduced by the warm, cocooning ambience, enhanced by magnificent oak floors that add to the charm of the whole.

With its two bedrooms full of character, this house may not be very big, but it has all the hallmarks of a great house: authenticity, calm and undeniable cachet.



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

This house is composed as follows

- Entrance: 7,42m² with fireplace
- Living room with fireplace: 22m
- Kitchen: 13,82m²

ON THE FLOOR

- A large room with oak parquet floor: 13m
- Bedroom1: 11m²+ bathroom
- Bathroom: 4,83m²+ wc
- Bedroom2: 9,86m²

A wood shed built outside

A pretty garden with trees.

Wood heating.

The septic tank is not up to standard and neither is the chimney, but it works very well. The selling price has been calculated according to all this, as it is immediately habitable.

This charming house is just 2 minutes from the village of Champagne Mouton, and you may just fall in love with it. Vacation or residential home.

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

LOCAL TAXES

Taxe foncière: 588 EUR

Taxe habitation: EUR

NOTES