

## Charming renovated stone village house with 4 bedrooms and a garden

EXCLUSIVE



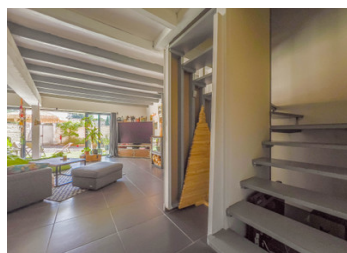
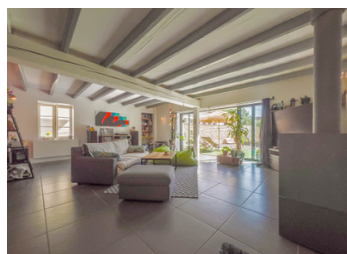
## INFORMATION

Town:	Vindelle
Department:	Charente
Bed:	4
Bath:	1
Floor:	153 m2
Plot Size:	90 m2

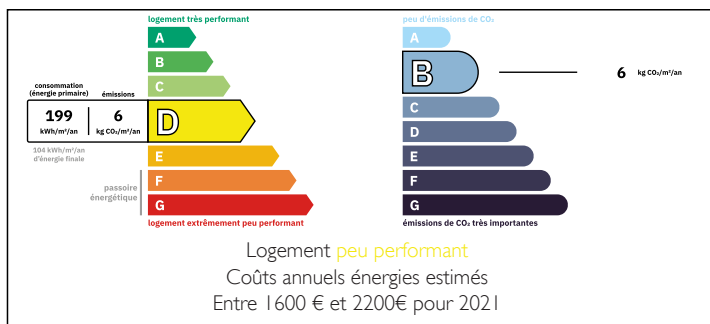
## IN BRIEF

Lots of character for this fully renovated house of 153 m2 in the village of Vindelle and its amenities, 300m from the nautic base of Vindelle.

It offers a large living room opening onto the enclosed outdoor space, a fitted and equipped kitchen, a laundry area, four bedrooms, a bathroom, an enclosed garden and a parking space



## 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

The house is composed on the ground floor:

- Large living room (43m<sup>2</sup>)
- Kitchen area (18m<sup>2</sup>)
- Laundry room (2,5m<sup>2</sup>)
- WC
- Exterior space of 90 m<sup>2</sup>

On the 1st floor :

- Bedroom 1 (10,7m<sup>2</sup>)
- Bedroom 2 (11,5m<sup>2</sup>)
- Bedroom 3 (12,2m<sup>2</sup>)
- Shower room with WC (7m<sup>2</sup>)
- Attic space above the kitchen (30m<sup>2</sup>) possibly convertible

On the 2nd floor :

- Large room of 41m<sup>2</sup> on the floor now used as a bedroom

## LOCAL TAXES

Taxe habitation: EUR

Total renovation in 2015

Roof redone in 2015

Mains drainage

Electric heating: ceramic dry inertia radiator (energy saving)

STUV new wood burner

Private parking space

Swimming and kayak activity on Charente river at 300m

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

## NOTES