

2-Bedroom Stone House with Garden, Covered Terrace, and Countryside Views



INFORMATION

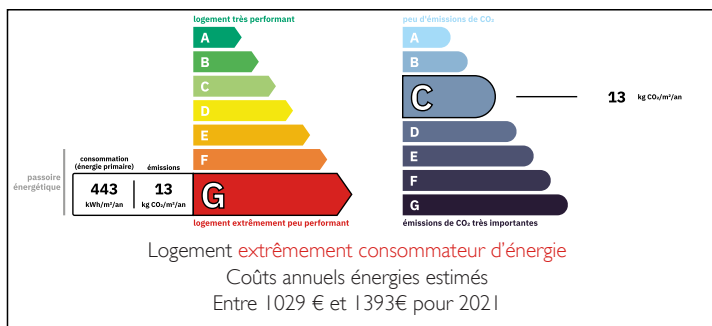
Town:	Bors (Canton de Tude-et-Lavalette)
Department:	Charente
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	1748 m2

IN BRIEF

A practical hamlet house with a garden, garage, and open views over the surrounding fields.



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

Interior:

*Kitchen/Dining Room (13.3 m²): Beamed ceiling, fitted with basic kitchen units, freestanding oven, fridge freezer, and washing machine. Double-glazed window to the side.

*Hallway (11.8 m²): *Central hallway with access to all rooms. Wood-burning stove and window.

*Sitting Room (18 m²): Tiled floor, beamed ceiling, chimney with wood-burning stove, windows to the side and rear.

*Bedroom 1 (10.8 m²): Tiled floor, beamed ceiling, double-glazed window to the side. Furnished with bed, wardrobe, and bedside cabinets.

*Bedroom 2 (9.1 m²): Tiled floor, beamed ceiling, window to the side. Includes bed, wardrobe, and bedside cabinets.

*Shower Room (4 m²): With shower, sink, WC, and window.

Exterior:

Covered Terrace (11.8 m²): Shaded area for outdoor use. Working bread oven.

Garden: Mostly lawn with mature and fruit trees. Views over fields of sunflowers.

Garage & Driveway: Gated access with parking spaces.

Note: The septic tank doesn't confirm to today's standards.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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