

Traditional hamlet house, two bedrooms, large barn and 5,418m2/1.34 acres land, roofs good



## INFORMATION

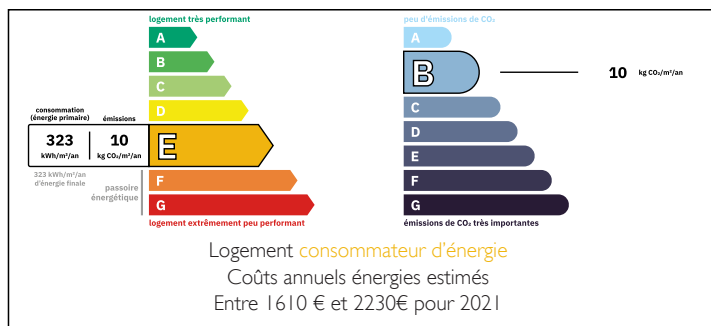
Town:	Cherves-Châtelars
Department:	Charente
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	5418 m2

## IN BRIEF

This property in a quiet hamlet close to Montemboeuf (6 minutes), which has many amenities including a primary school and college, small supermarket, bank, post office, 2 bars, cafe with gift shop, hairdresser, butcher, pharmacy, dentist & nurses. In close proximity to the leisure lakes of the haute Charente with beaches, swimming and activities. The property is in liveable condition and benefits from UPVC double glazing throughout and a well insulated attic.



## 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

On the ground floor, entry room 34m<sup>2</sup> with fireplace and woodburner, corner kitchen, traditional parquet floor, traditional wooden staircase with understairs cupboard, modern electric heater, 2nd room which could be used as a dining room or sitting room 28m<sup>2</sup>, shower room with toilet cubicle 7m<sup>2</sup>, side hallway 12m<sup>2</sup> with traditional tommette floor tiles, hot water cylinder, door to exterior directly to the 5000m<sup>2</sup> of land with lovely private aspect and views, adjoining barn.

Upstairs on the 1st floor there is a large landing space 8m<sup>2</sup> (with potential to create upstairs bathroom), 2 bedrooms 10m<sup>2</sup> & 13m<sup>2</sup> all with traditional wood flooring.

Attached to the house is the barn, with good roof and large storage area, room for a camper van.

The land is mainly all at the back of the property which lends itself to complete privacy, there is a small courtyard at the front of the house.

35 minutes to Angouleme city with fast train (TGV)

51 minutes to Limoges Airport

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES