

Charming Stone Property – All on One Level, Garden & Outbuildings



EXCLUSIVE

INFORMATION

Town:	Lupsault
Department:	Charente
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	1376 m2



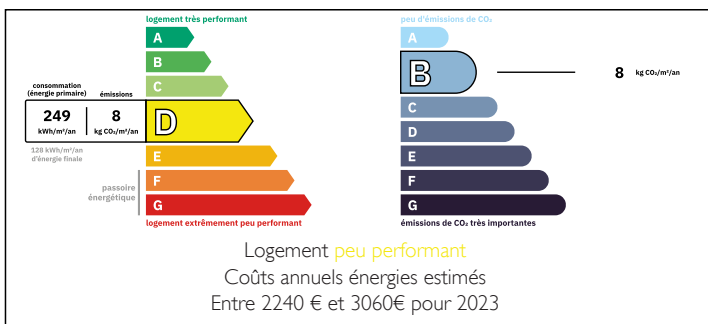
IN BRIEF

Outside, enjoy a pretty garden, ideal for relaxing or entertaining, plus large outbuildings perfect for storage, workshops, or future projects.

Just a short walk from the local bakery, this property is perfectly placed for daily convenience.

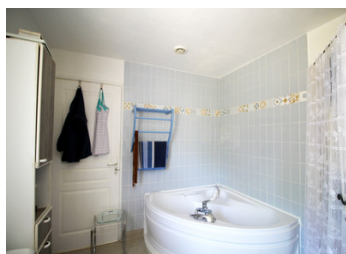
Whether you're looking for a peaceful permanent home, a holiday getaway, or a charming investment, this one-level home is ready to welcome you.

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

Living room 50m²
Open planned kitchen 9,1m²
Side kitchen 8,1m²
Bedroom 16,8m²
Bedroom 14,4m²
Bedroom 18,3m²
Bathroom 9,8m²
Veranda 14,3m²
Garage 29,7m²
Hangar 45m²
Garage/barn 78 per floor(2X)

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

LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

NOTES