

A charming detached 3-bedroom cottage, located in a peaceful rural hamlet near to the market town of St Claud.

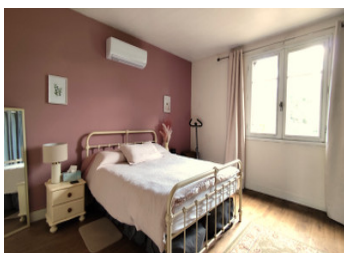


INFORMATION

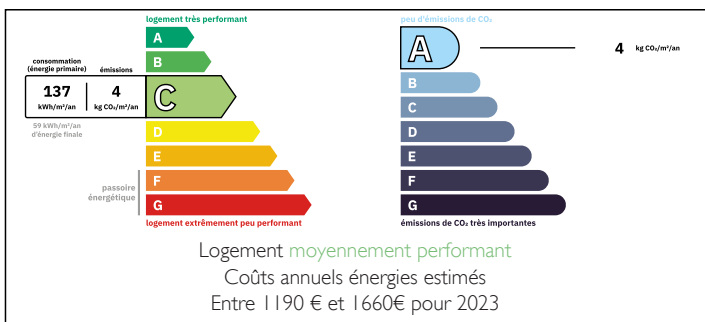
Town:	Saint-Claud
Department:	Charente
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	2950 m2

IN BRIEF

This is a lovely country property ideal for those seeking tranquillity and charm. It offers a balance between ready to "move in" living and potential to develop further, especially appealing for buyers looking for a rural lifestyle within reach of town services.



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

In greater detail:

Entrance hall

Kitchen (18 m²) - fitted units, wood-fired range cooker (also provides heating)

Living room (24 m²) - fireplace

Utility room (8 m²) - Window to front and loft access.

Three double bedrooms: approx. 10 m², 11 m², and 16 m²

Office (7.5 m²) - Window to front.

Shower room

Separate WC

Outside:

Covered terrace

Attached garden

Open hangar

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

LOCAL TAXES

Taxe foncière: 865 EUR

Taxe habitation: EUR

NOTES