

UNDER OFFER Detached and fully renovated house with garage and lovely garden



INFORMATION

Town:	Massignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	3203 m2

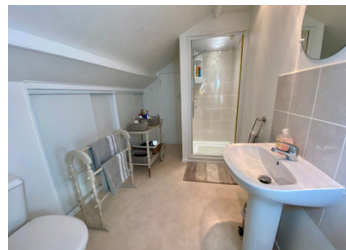


IN BRIEF

This lovely detached, hamlet house offers 3 bedrooms, 2 shower rooms, garage and extensive gardens with fabulous views all round. The house is well presented throughout and ready to move into.

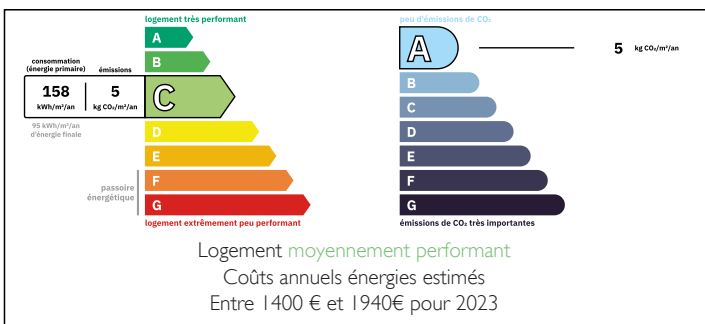


Situated in a small hamlet just outside of the every popular village of Massignac, with auberge, boulangerie, café, village store and fine dining restaurant all within a few minutes of your front door, plus the beautiful Haute Charente leisure lakes.



Limoges airport is just over 40 minutes by car (51km) and Angouleme TGV train station is 45 minutes (49 km).

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

GROUND FLOOR

Lounge/Kitchen/Diner (39m²) with tiled floor throughout. Log burning stove and fully fitted kitchen.

Bedroom 1 / Snug (12m²)

Bathroom (4m²)

Garage with doors front and rear

FIRST FLOOR

Bedroom (12m²) with fitted wardrobes

Bedroom (12m²) with dressing room (4m²) and shower room (3m²) ensuite

Office (6.5m²) set as a twin bedroom but the head height is reduced in part

Double glazed throughout

Log burning stove and electric radiators

Septic tank

EXTERIOR

The gardens surround the property and include a gravelled parking area, paved terraces, chicken coop and garden outbuildings.

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

LOCAL TAXES

Taxe foncière: 981 EUR

Taxe habitation: EUR

NOTES