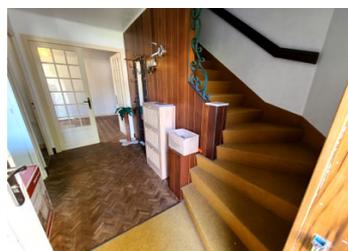
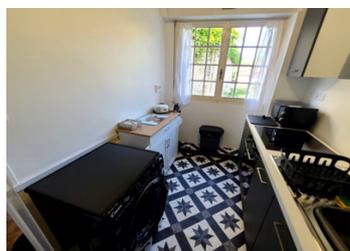


2-bedroom townhouse.



INFORMATION

Town:	Benest
Department:	Charente
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2



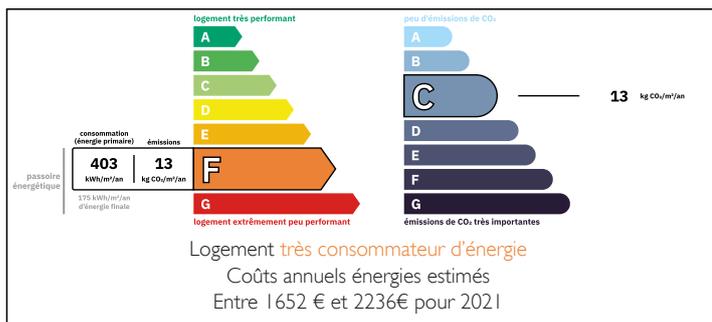
IN BRIEF

I invite you to discover this charming renovated house, ideally located just steps away from the church in the picturesque village of Benest.

A true cosy nest to fully enjoy the region, whether for your holidays or as a gîte project.

With just a few finishing touches left and an attic ready to be converted, it offers great potential to expand the living space to suit your wishes.

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

The house is composed as follows:

- Entrance hall: 5.5 m²
- Kitchen: 6.20 m²
- Living room: 17.63 m²

UPSTAIRS

- Bedroom 1: 12.38 m² (needs decorating)
- Bedroom 2: 17.70 m²
- Attic: 30 m²

Outside there is a small storage room.

Ideal for renting out as a holiday cottage.

Please do not hesitate to contact me to arrange a viewing.

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