

A lovely, peaceful two bedroom cottage close to amenities with business potential

EXCLUSIVE



## INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	6761 m2

## IN BRIEF

This lovely cottage, will make a fantastic home whether you want to live here permanently or just as a lock up, and leave holiday home.

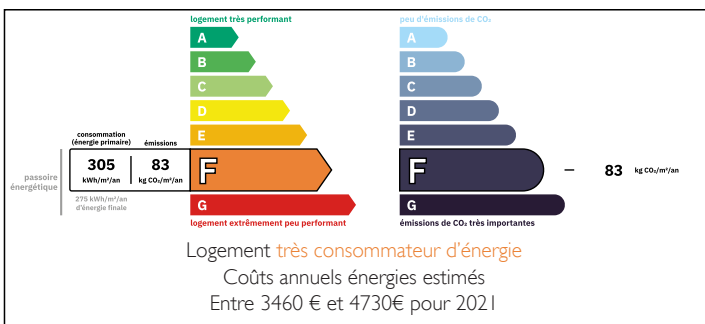
All set on one level and wheelchair friendly, the house has lots of original charm.

The lounge is 30m2, there are two bedrooms 21m2 and 15m2, a kitchen 11m2 with attached boiler room/utility 20m2, a shower room and separate WC.

Attached to the house is a large barn /Garage 39m2 with a loft above which includes a room above the house 21m2 which could be a third bedroom. There are also a number of smaller outbuildings in need of some repair.

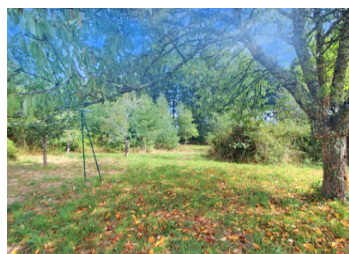


## ENERGY - DPE



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

Set in the middle of its own ground of just under 7000m<sup>2</sup>, of mature garden, this two bedroom property could be exactly what you have been looking for!

Just waiting for you to put your own 'stamp' on it, this house already has a cosy, homely feel.

All set on one level it is also wheelchair friendly.

The gated entrance leads you up through the garden to the front door and into the spacious lounge/diner 30m<sup>2</sup> with an open fireplace where you could install an attractive wood burner.

This room acts as the Hub of the home. one door leads into the principal bedroom 21m<sup>2</sup> with original Oak floor and double doors opening onto the front garden. A second door leads to the Kitchen and Utility/boiler room.

A short corridor from the lounge leads to the second bedroom 15m<sup>2</sup> and shower room with separate WC.

There is a door leading out to the rear garden and terrace. The mature garden has a selection of fruit trees.

Attached to one side of the house is a good sized barn/garage 39m<sup>2</sup>, stairs from the barn lead to a further room above the house 21m<sup>2</sup> which can serve as excellent storage or conversion into a third bedroom.

At the other end of the house are Three further small barns in need of some repair.

The house is in a small hamlet of a handful of houses but just a 5 minute drive to St Laurent de Ceris where there are some amenities and a very...

## LOCAL TAXES

**Taxe foncière:** 1170 EUR

**Taxe habitation:** EUR

## NOTES