

Rare find, 2 bed, 1 bath detached 1-level house and outbuildings, need renovation, garden, 2 garages, 1265m2

EXCLUSIVE



## INFORMATION

Town:	Abzac
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

Rare find near Confolens, detached 1-level house in a hamlet on the edge of a pretty village: a habitable project, with great potential to become a comfortable home. Walk through the gate into the spacious yard - on the right are fruit trees and a fenced area with outbuilding; on left is the house. The front door opens to an entry area and a small kitchen leading to a corridor. To the left is bathroom and a separate toilet, on the right is large living room. The two bedrooms are at the end of the corridor. The house is surrounded by a garden with a well, decorative mature bushes, flower beds and trees.

There is a garage connected to an outbuilding that needs renovation and could be converted into a workshop or a guest space. The second garage...



## ENERGY - DPE

DPE not required.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A large metal gate opens to the spacious yard - on the right is a row of fruit trees, straight ahead is a fenced area with outbuilding and a garage connected to an outbuilding that needs renovation and could be converted into a workshop or a guest space. On left is the house, surrounded by a garden with a well, decorative mature bushes, flower beds and trees and a terrace. The front door opens to an entry area and a small kitchen leading to a corridor. To the left is a toilet and a bathroom with toilet and shower cabin, on the right is large bright living room with plenty of storage space. The larger bedroom is next on the right, with a large closet. The second, smaller bedroom is at the end of the corridor. There is a second garage that has access from the street below the house.

The house is heated with gaz. The septic system is in good condition. This is a rare on the market property that with minimal renovation investment will make a nice comfortable home.

The nearest town is Abzac, offering basic amenities but the market town of Confolens, on the river Vienne, is only about 15 minutes away and has plenty of shops, bars, restaurants and schools. About 50 km from Poitiers (TGV); 60 km from Limoges (aeroport); about 70 km from Angouleme.

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Information about risks to which this property is exposed is available on the G  orisques...