

Cottage in a quiet location, 2 bedrooms, mature garden with pool and wooded area



INFORMATION

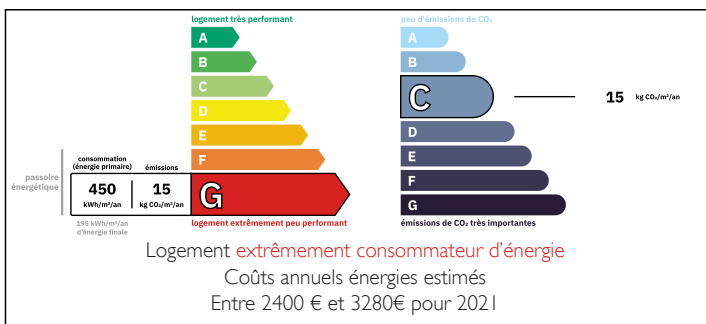
Town:	Val-d'Auge
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	3640 m2

IN BRIEF

A stone built cottage with mature garden, opening to the countryside. The garden includes a wooded area, grassed area and swimming pool. The property has two ground floor bedrooms and a bathroom, easily accessible, a lounge diner and mezzanine sitting area.



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:

Enter into the kitchen 11.72 m2 with an additional area of 3.5m store area. The kitchen has a tiled floor, wooden units and space for a small table and chairs. The kitchen opens into the dining room and lounge area of 37.70 m2. This is a spacious room with windows to two sides and a second entrance door. There is an open fireplace and the floor tiles are original.

Hall 6m2

Bathroom 7m2, with bath, sink and bidet. Separate WC.

Bedroom 1, 12.22m2, carpeted with a cement floor.

Bedroom 2, 14.26m2.

Above the dining area is a mezzanine sitting area with a low ceiling, 8.63 m2.

The property has a non-conforming fosse septic tank, the pool was installed in 2002 and the liner is ready to be changed, heating is by individual freestanding electric heaters and an open fireplace. The property has double glazing.

The property is in walking distance of a Bio farm for groceries, with a butcher visiting weekly. The farm holds events and there is a new bar in the village.

Transport; the nearest motorway is the N10, airports at Poitiers, Bordeaux, Limoges and La Rochelle. The railway station is at Luxe gare and Angoulême with direct trains to Bordeaux and Paris from Angoulême.

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

LOCAL TAXES

Taxe foncière: 553 EUR

Taxe habitation: EUR

NOTES