

Charming stone country house with outbuildings – 83 m of living space Total area: 1,393 m



## INFORMATION

Town:	Saint-Claud
Department:	Charente
Bed:	2
Bath:	1
Floor:	83 m <sup>2</sup>
Plot Size:	1393 m <sup>2</sup>



## IN BRIEF

Located just 2 minutes from the village of Saint-Claud and its amenities, 15 minutes from La Rochefoucauld and 30 minutes from Angoulême, this characterful stone house offers authenticity and great potential. Ideal as a main or secondary residence.

### Ground floor:

Cosy 14 m<sup>2</sup> kitchen (terracotta floor) with direct access to the terrace

Bright 17 m<sup>2</sup> living/dining room

Shower room (5 m<sup>2</sup>) and separate WC

12 m<sup>2</sup> storage room with water heater

### First floor:

Landing

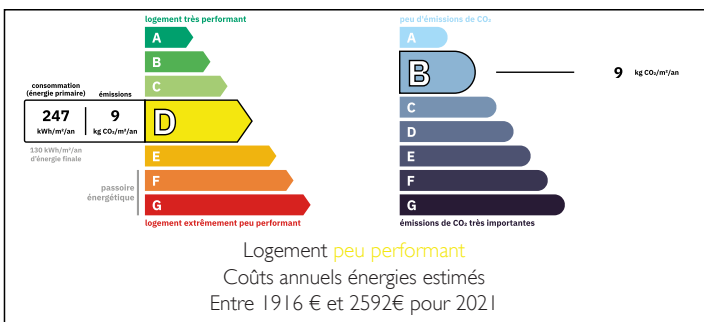
2 spacious bedrooms (17.5 m<sup>2</sup> and 15.5 m<sup>2</sup>) with cupboards

### Outbuildings:

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.

## ENERGY - DPE





## DESCRIPTION

Located just 2 minutes from the village of Saint-Clod and its amenities, 15 minutes from La Rochefoucauld and 30 minutes from Angoulême, this characterful stone house offers authenticity and great potential. Ideal as a main or secondary residence.

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Landing

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Outbuildings:

Adjoining barn of 48 m<sup>2</sup> with 33 m<sup>2</sup> floor space

Small roofs and traditional bread oven

Outside:

Enclosed, wooded grounds of 1,393 m<sup>2</sup>

Features:

PVC double glazing with wooden shutters

Electric radiators

Charming stonework

Enclosed, wooded garden

To be considered:

Non-compliant individual sanitation system (upgrading to current standards to be considered)

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

## LOCAL TAXES

Taxe foncière: 1 125 EUR

Taxe habitation: EUR

## NOTES