



Ref: A41275VC16 Price: 179 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (166 000 EUR without fees)

## Stone built property, fully restored with 3 bedrooms in the heart of the Charente countryside

















# INFORMATION

Town: Oradour

Department: Charente

Bed: 3

2 Bath:

Floor: 151 m<sup>2</sup>

Plot Size: 599 m<sup>2</sup>

## IN BRIEF

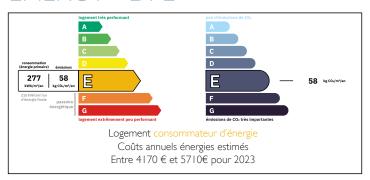
This well maintained property is situated in Oradour, Charente, between Aigre, Rouillac and Matha, the main market towns.

The area is great for outdoor activities in summer and winter with many clubs for sports, crafts and meeting up to share language skills.

Local shops are a short drive away in Verdille where you can go for your morning coffee and a baguette. The home we are offering is a cosy house with large kitchen diner and sitting room with wood burner fire.

see more below...

## FNFRGY - DPF



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.





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# LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

In further detail

Entrance hall with tiled floor. WC. Stairs to the first floor.

Kitchen / dining room, a large room with light flooding in, space for a large dining table.

Sitting room, another large room with a wood burner fire, exposed stone walls.

First floor

Two beautiful bedrooms, with wooden floors, each overlooking the garden.

Shower room with a large walk in shower, sink and WC.

Second floor

A large room with low height ceiling, presently used as an occasional bedroom, it would also make an ideal office, craft room or play room.

Room sizes

Hall 8m2

Sitting room 32m2

Kitchen / diner 33m2

Bathroom 9.3m2

First floor landing 4m2

Bedroom I - I4m2

Bedroom 2 - 15m2

Shower room 3.9

Second floor room 45m2

#### Outside

Attached to the property is a building housing the boiler, oil tank and storage, with electric.

Opposite is a barn used as a garage with up and over door. There is a mezzanine floor and storage space.

The garden is a large courtyard with mature plants and shrubs. It's fully walled with double gates, it is secure for animals, there are no busy roads nearby.

## Other information

The property has double glazing, oil central heating and a wood burner fire.

Actual heating bills are available during a viewing.

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