

2 bedroom hamlet property with garden, hangar and garage just opposite.



INFORMATION

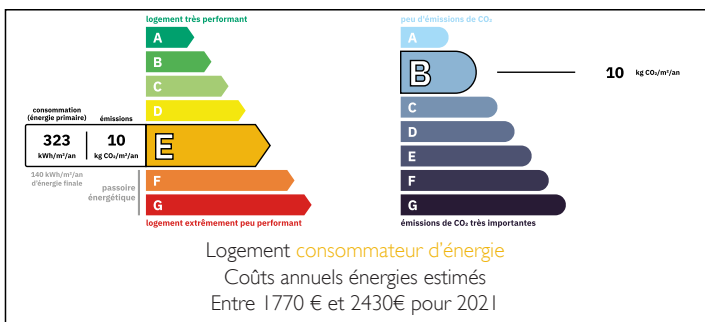
Town:	Brillac
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	3079 m2

IN BRIEF

This stone property, offering approximately 80 m² of living space, has been renovated to provide a comfortable 2 bedroom accommodation, which briefly comprises an open plan kitchen living room, 2 bedrooms, shower room, WC, utility room and cellar. Heating is provided by electric radiators and it would be possible to reinstate a wood burning stove or pellet burner in the lounge area. Fully double glazed and the roof was replaced 8 years ago. With the living space all on one level it is ideal for families or those seeking ease of access. Situated 3 km from a tranquil French village with bakery, grocery shop, post office, pharmacy and also an open air swimming pool in the summer. The medieval town of Confolens is only 15 km away and offers full facilities and services. Limoges airport is a stress free...

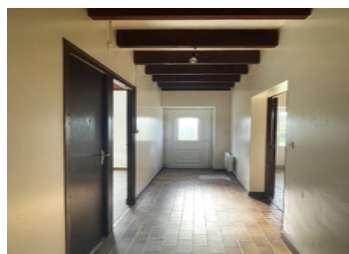


ENERGY - DPE



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

The layout is as follows.

Entrance hall (7 m²)

Open plan lounge kitchen (32 m²)

Bedroom 1 (12 m²)

Bedroom 2 (12 m²)

Shower room (5 m²)

WC

Utility (10 m²)

This property includes a spacious hangar built in 2008 (285 m²) and a garage just across from the property. There is a small fishing lake (3569 m²) which is jointly owned with the neighbouring house.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES