

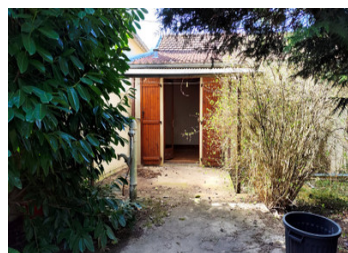
Two bedroom town house in the heart of Champagne Mouton for renovation.



EXCLUSIVE

## INFORMATION

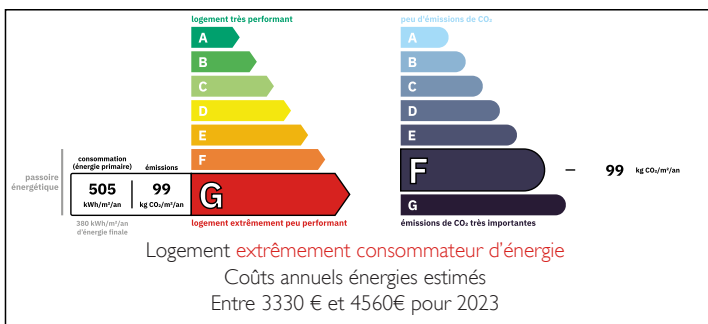
Town:	Champagne-Mouton
Department:	Charente
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	700 m2



## IN BRIEF

The property is in the heart of Champagne Mouton with all amenities, Schools, doctors, Carrefour Contact with petrol and popular restaurant.

## 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 property has two bedrooms, a salon, kitchen, shower room, separate toilet and an integral garage which could be converted into extra living space subject to permissions. There is a attached garden of approximately 700m<sup>2</sup> with vehicle access and a garage/workshop.

In greater details:

Lounge: 18.5m<sup>2</sup>

Bedroom 1: 17.5m<sup>2</sup>

Bedroom2: 10m<sup>2</sup>

Kitchen: 11m<sup>2</sup>

Integral garage 1405m<sup>2</sup>

cellar: 20m<sup>2</sup>

Outside:

Garage/Workshop: 20m<sup>2</sup>

Attached garden of approx. 700m<sup>2</sup>

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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 habitation:

EUR

## NOTES