

Charming detached 3 bedroom village house with lovely private courtyard garden



INFORMATION

Town:	Abzac
Department:	Charente
Bed:	3
Bath:	3
Floor:	132 m2
Plot Size:	168 m2

IN BRIEF

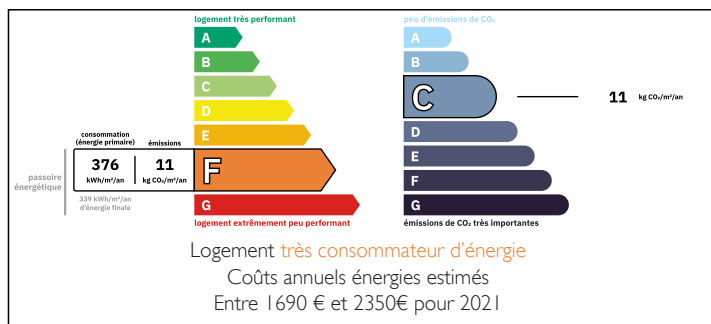
Located in the centre of a small rural village is this attractive and well-maintained 3-bedroom village house. The house comprises: on the ground floor, a living room, an open-plan kitchen/dining room, and a laundry room with toilet. Upstairs, there are three bedrooms, all with en-suite shower rooms.

The village has a small supermarket open 24/7 and is only 14 km from the beautiful medieval town of Confolens, where you will find all the amenities and services you need. Limoges Airport is a 45-minute drive away.

Ideal as a family home, holiday accommodation, gîte or a rental investment. The property was formerly set up as a little bed & breakfast with 2 letting rooms.

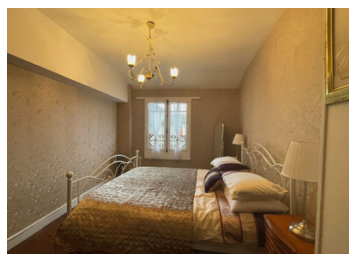
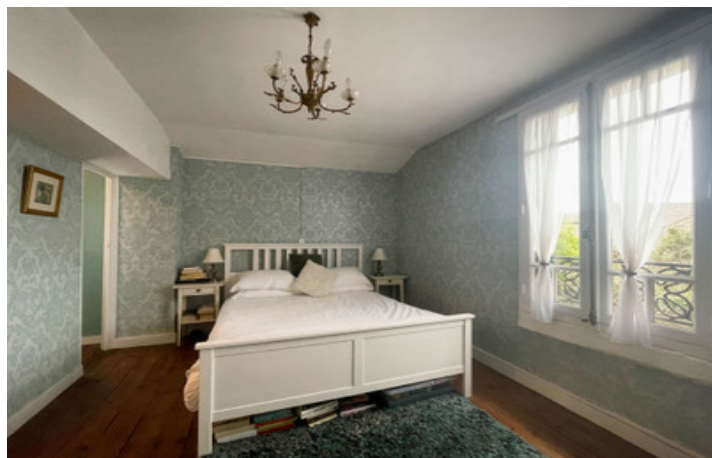


ENERGY - DPE



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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.

Ground floor.

Kitchen/dining room (29 m²) with fireplace fitted with a wood-burning stove.

A door opens to the ground floor toilet, which also houses the washing machine.

A door opens to the sunny courtyard, an ideal place for outdoor dining or relaxation, but requiring very little maintenance.

Living room (29 m²) with fireplace equipped with a wood-burning stove.

First floor.

Bedroom 1 (18 m²) with en-suite shower room (4 m²)

Bedroom 2 (15 m²) with en-suite shower room (6 m²)

Bedroom 3 (12 m²) with en-suite shower room (3 m²)

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