

A beautiful property hidden away in a quiet location with countryside views. Well maintained garden



INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	4
Bath:	4
Floor:	295 m2
Plot Size:	3174 m2

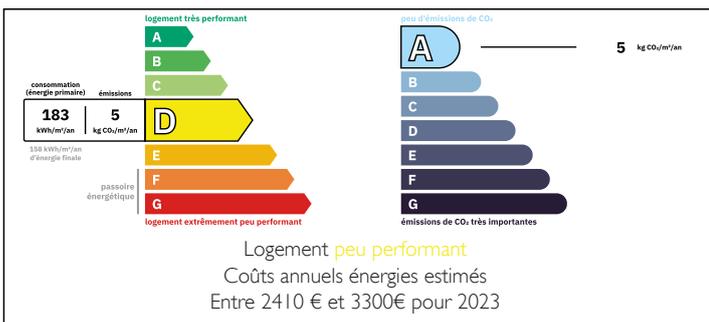
IN BRIEF

This lovely property is set in a quiet hamlet within 15 minutes of all amenities in Aigre and Rouillac. The area is countryside, a great place for walking and cycling.

Each home is well-equipped for a family use and the large garden to the rear looks out to the countryside, whilst the front garden has a host of mature shrubs and a covered sitting area.



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.



LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

In more detail :

The first part of the house is the newly restored modern home, it's fully insulated, double-glazed and has a large open-plan space with the fitted kitchen, dining area and sitting area. Double sliding doors look out to the south facing front garden.

A further room from the kitchen is a games room but could be a sitting room with double sliding doors to the side of the property.

The owners have used the light in the kitchen to good effect by adding a balcony landing on the first floor where there are two main bedrooms, one with an en-suite bath / shower room. A third room, used as a bedroom but could be an office.

The properties are joined but the utility area off which is a shower room.

The second part of the property is the older style with stone walls and double glazing. The open-plan kitchen diner has sliding doors leading to the garden. The lounge has a wood burner fire and entrance. On the first floor is a large landing, two bedrooms and a shower room.

The gardens to the front are fully planted, and the rear garden is laid to lawn

There is a storage area and a covered terrace area.

Dimensions

First home - modern

Open-plan kitchen / diner / sitting area 68m² (including a store area)

Games room / Lounge 20m²

On the first floor - Bedroom 11m² with a bathroom of 6m²

Bedroom 9m²

Shower room 6m²

Room (11m² including low...