

Exceptional, high quality, village property three bedroom two bathroom holiday home or investment opportunity.

EXCLUSIVE



## INFORMATION

Town:	Abzac
Department:	Charente
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	0 m2

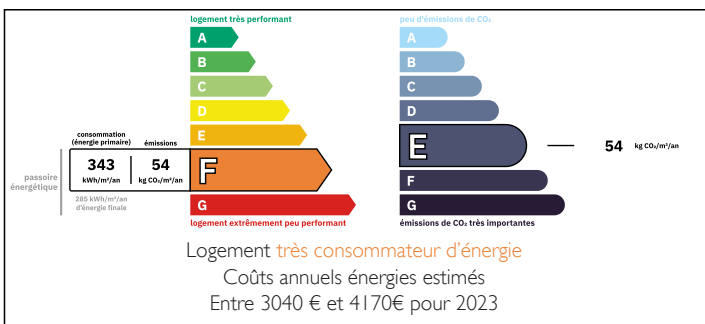


## IN BRIEF

A lovely three bedroom property in a tranquil village close to amenities and within 45 minutes of Limoges airport. The entrance hall leads into a large open plan Lounge/Diner 31m2, with wood burner to supplement the gas fired central heating. A hand full of steps lead up to the fully fitted Kitchen 12m2 and a WC.

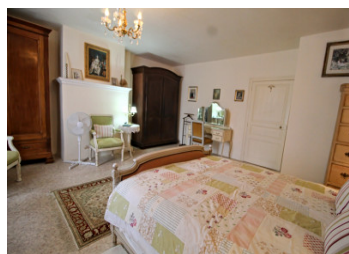
Further stairs lead to the first floor shower room and beautifully furnished principal bedroom 26m2. More stairs lead to the converted loft where there is a second shower room 6m2 and two further bedroom both 9m2.

## 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

Whether looking for a permanent home, a holiday home or an investment opportunity, this is the perfect property.

Set in the lovely village of Abzac in the beautiful Charente countryside, this three bedroom property with two shower rooms will provide exactly what you are looking for.

The front door opens into a small entrance hall and onto an impressive open plan lounge / diner with a traditional wood stove which will augment the gas fired central heating.

Five or six stairs lead up to a landing with WC and the fully fitted Kitchen.

On the first floor is the first shower room and the imposing master bedroom.

The converted loft above has a second shower room with walk in shower and two further bedrooms.

There is a small general store in the village and a garage. (and indoor bowls club)

Just 3 miles/5Km away is the bigger village of Availles Limousine where you will find supermarket, chemist, bakers, bar and restaurant.

The larger Town of Confolens with supermarkets, schools, doctors, hospital etc is 8 miles 14km away and Limoges International airport is only 32miles/53Km away and Just 15 minutes from the Val de Vienne motor racing track

What are you waiting for, call me now for an appointment.

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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