

Village house with 2 bedrooms, garage and separate gardens to update -Saulgond,Charente



INFORMATION

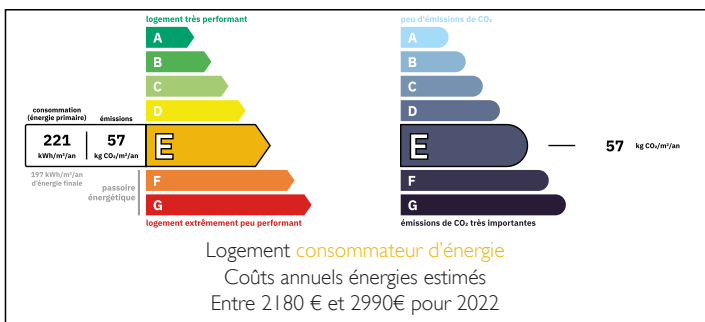
Town:	Saulgond
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	320 m2



IN BRIEF

Situated in the village of Saulgond in the Charente, this village house offers flexible accommodation, a garage, attic space and two separate garden plots just a short walk from the property.

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

On the ground floor, the house opens into a tiled entrance room of approximately 17.4m², with a staircase leading to the first floor. This level also includes a WC and a bathroom of around 6m², fitted with a bath, sink and bidet.

The main living accommodation is on the first floor, where there are two bedrooms measuring approximately 11.6m² and 10.2m². The kitchen/dining room of around 15.5m² includes a sink unit, cupboard and access to a balcony. Next to this is a living room of approximately 13.1m² with a fireplace. There is potential to open the kitchen and living room together to create a larger open-plan living space.

Above the first floor is an attic, offering useful storage space or potential for further development, subject to requirements.

Under the first floor is a garage of approximately 27.6m², which can also be accessed from the small road behind the house. The garage houses the oil-fired boiler and oil tank.

A short walk from the house are two separate garden plots, totalling approximately 308m². One of the plots includes a metal garden shed, providing useful outdoor storage. There are great spaces for growing some vegetables or simply relaxing and enjoying the sun.

This property would suit buyers looking for a cheap little village house with manageable outside space, a garage and scope to update and personalise without it being a total renovation.

Oil central heating
Mains drainage
Single and secondary glazed windows

*All room sizes are approximate

Information about risks to which this property...

LOCAL TAXES

Taxe foncière: 540 EUR

NOTES